



CITY OF BEXLEY

BOARD OF ZONING AND PLANNING

AGENDA

DATE: February 27, 2020

TIME: 6:00 P.M.

PLACE: City Council Chambers, Bexley Municipal Building

1. Call to Order
2. Roll Call
3. Approval of Minutes from the January 23, 2020, BZAP meeting.
4. Public Comment:

5. **NEW BUSINESS:**

A. Application No.: BZAP-19-15

Applicant: John Spiropoulos

Owner: John Spiropoulos

Location: 902 S. Cassingham

BZAP Request: The applicant is seeking architectural review and approval, to allow a new detached garage. Please Note: This application was tabled at the Nov. 14, 2019 ARB meeting.

B. Application No.: BZAP-19-19

Applicant: Deborah Gavlik

Owner: Deborah Gavlik

Location: 696 S. Roosevelt Ave.

BZAP Request: The applicant is seeking a 2 variances. The first variance is from Bexley Code Section 1262.01(e) which states an access drive shall not be used for temporary or permanent parking, and the second variance is from Bexley code Section 1262.04(e)

which requires all off-street parking areas with two or less spaces shall be separated from adjacent residential property by a yard space of three feet or more or by appropriate screening approved by Zoning Officer. The applicant is seeking 2 variances in order to allow a portion of the existing access drive to remain in place along the south side of the house and within 3' of the side property line.

C. Application No.: BZAP-19-25

Applicant: Brian Marzich

Owner: Ryan Brown

Location: 2618 Brentwood

BZAP Request: The applicant is seeking architectural review and approval to allow an open front entry porch addition on the south side of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.10(a)(1), which requires structures on lots 100' – 150' in width to be located 25' from the street side property line of a corner lot, to allow an open front porch addition to be constructed 19' from the east side property line. If approved, the porch will be constructed 1' further from the side property line than the existing principal structure.

D. Application No.: BZAP-20-01

Applicant: Pat Mullen – Wingler Construction

Owner: James Wood

Location: 834 Chelsea

BZAP Request: The applicant is seeking architectural review and approval, to allow a 1-story addition to the rear of the principal structure and a deck with a chair-lift.



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 13, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, February 27, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-19-15

Applicant: John Spiropoulos

Owner: Same

Location: 902 S. Cassingham

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new detached garage. **(Please Note: this application was tabled at the November 14th ARB meeting.)**

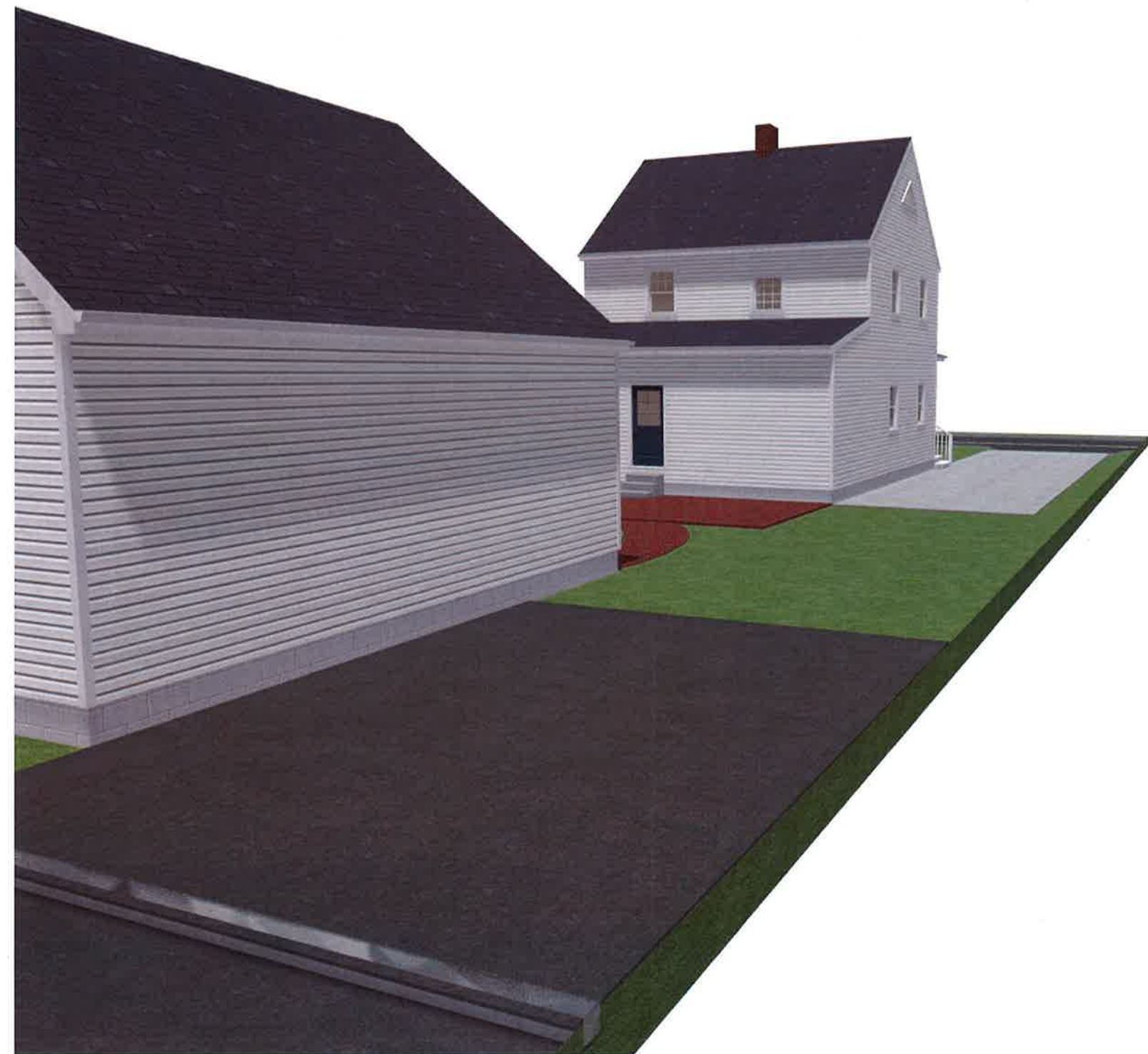
BZAP: The applicant is seeking architectural review and approval to allow a new 26'x 28' detached garage. The applicant is also seeking 3 variances. The first variance is from Bexley Code Section 1252.15(a) which limits an accessory structure to no greater than thirty-five (35%) of the building footprint of the principal structure or 624 square feet, to allow the proposed garage to be 728sq'. The second variance is from Bexley Code Section 1252.09 (R-6 Zoning) which limits building lot coverage to 35%, to allow a 26' x 28' garage; which would bring the total building lot coverage to 39%. The third variance is from Bexley Code Section 1252.15, which indicates no story in an accessory structure shall exceed 10', to allow the over height of the garage to be 23'.

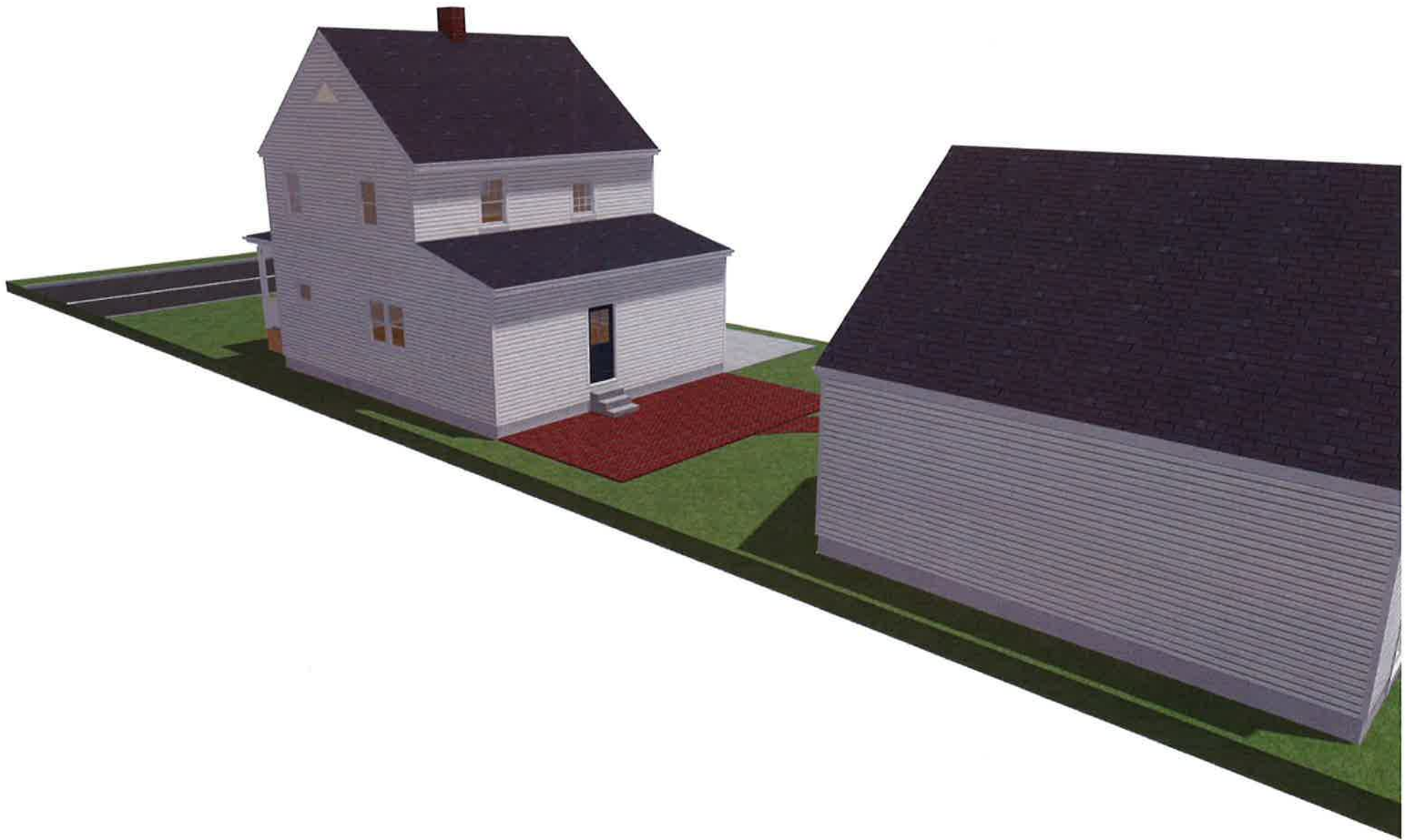
A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 01-30-2020



902 S. Cassingham



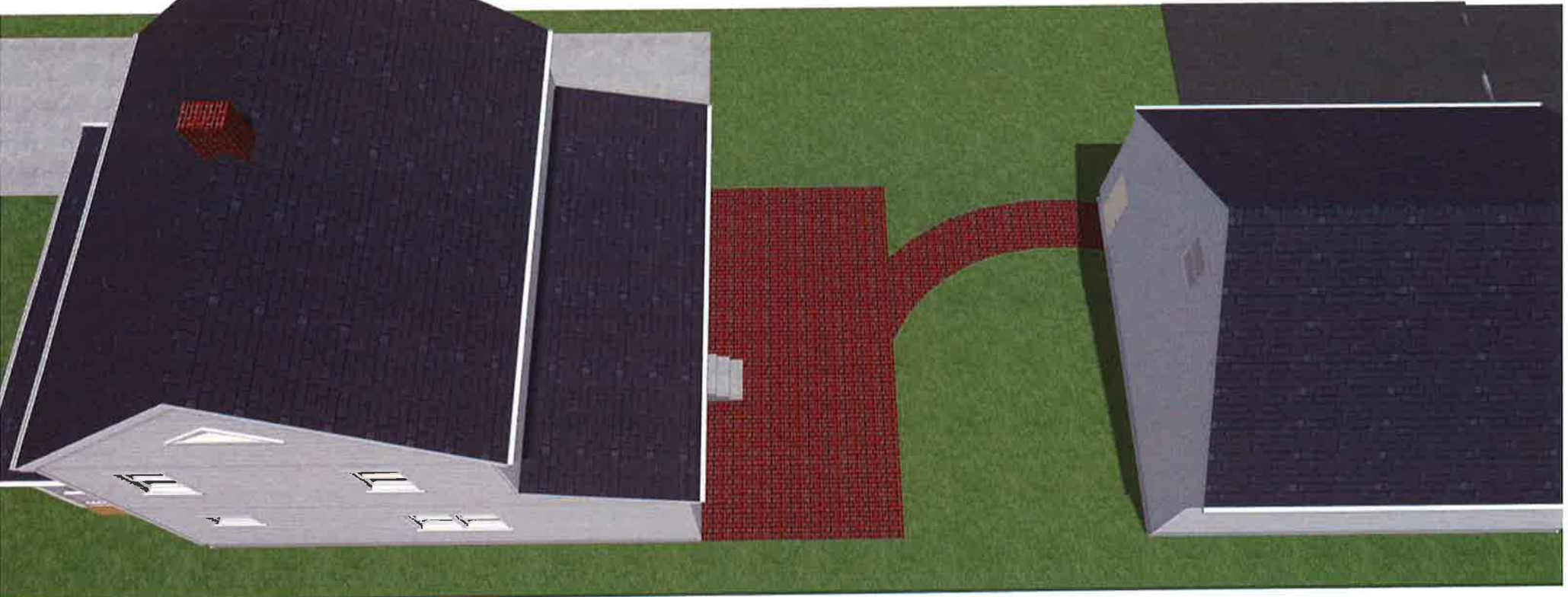








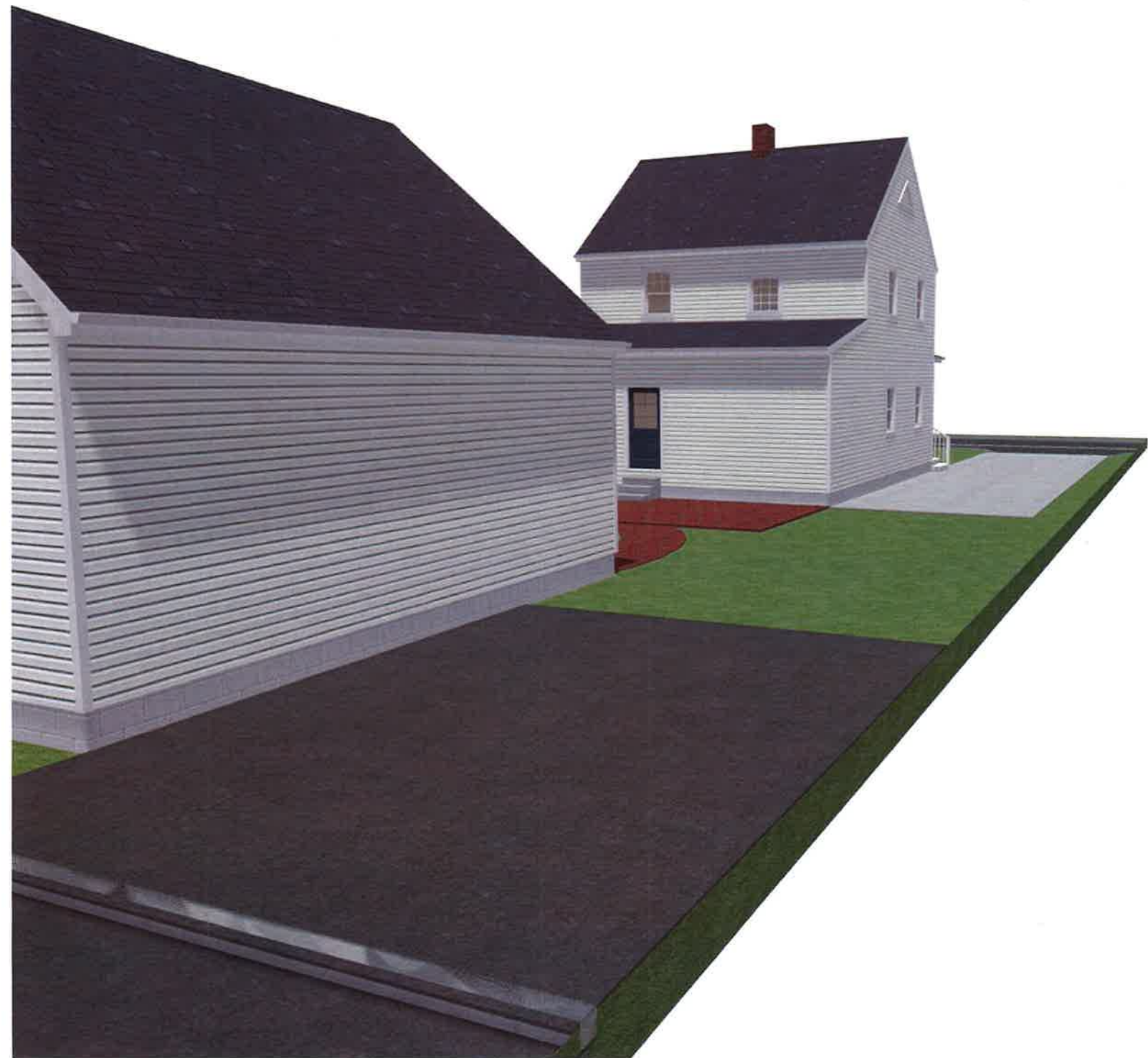


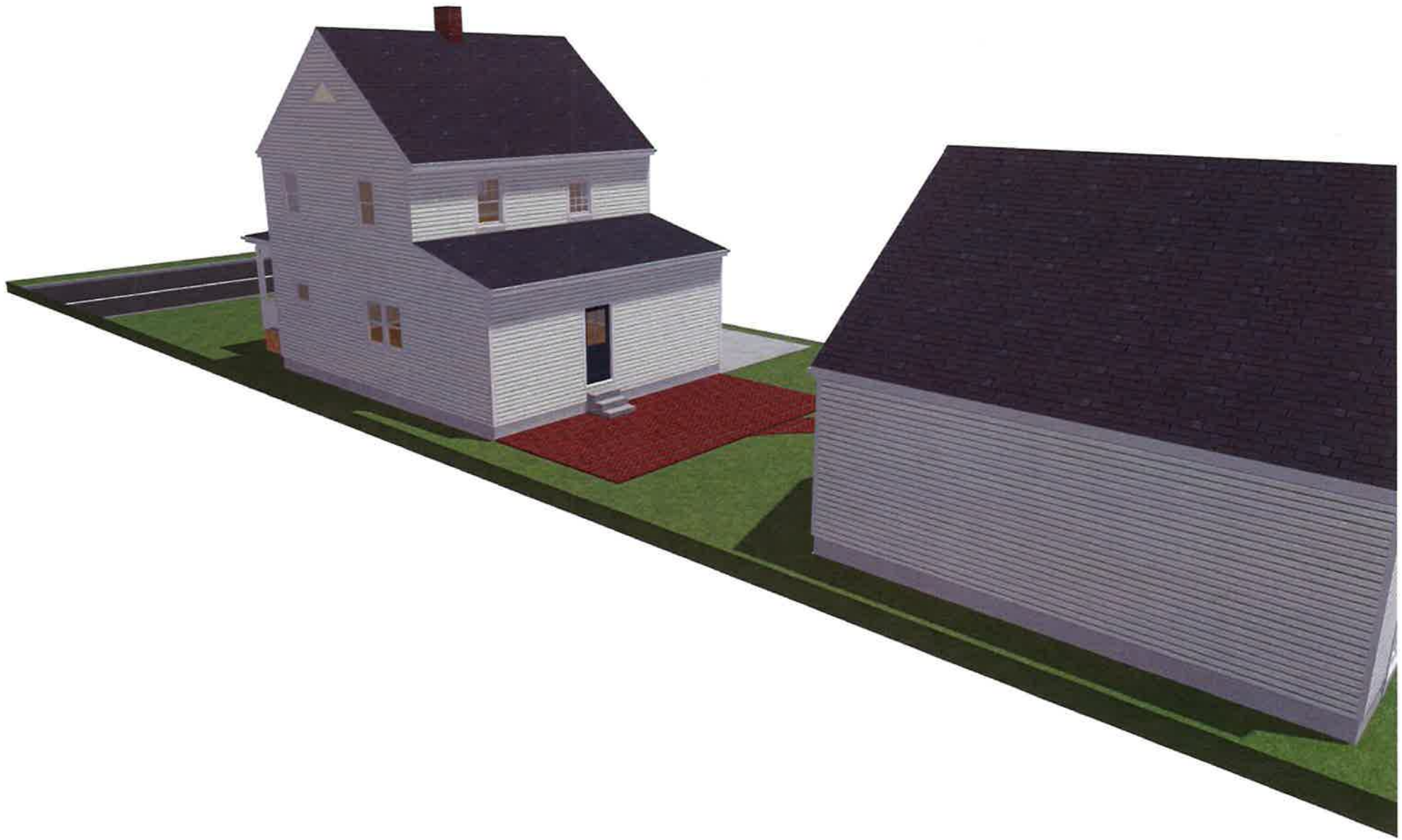


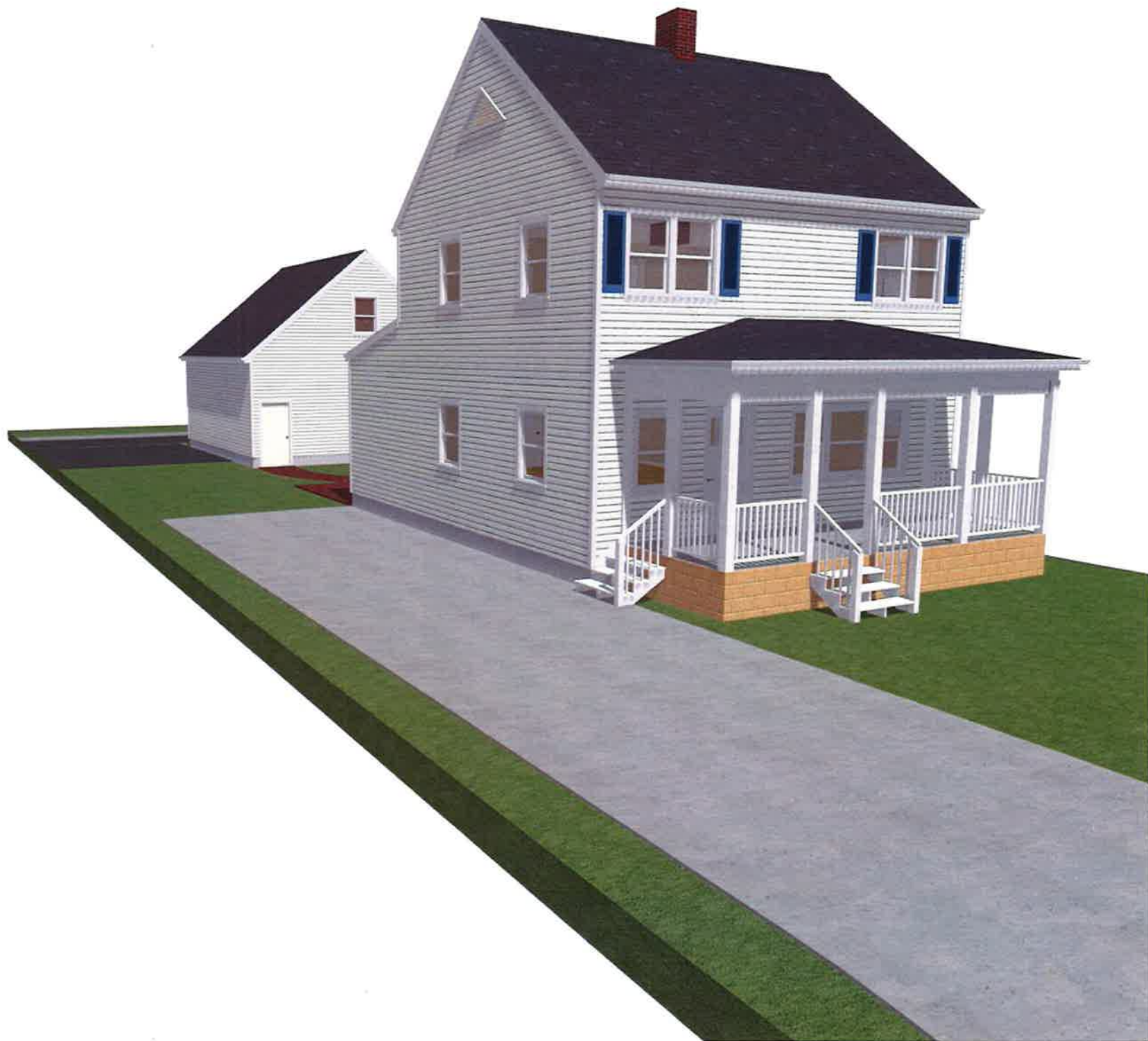




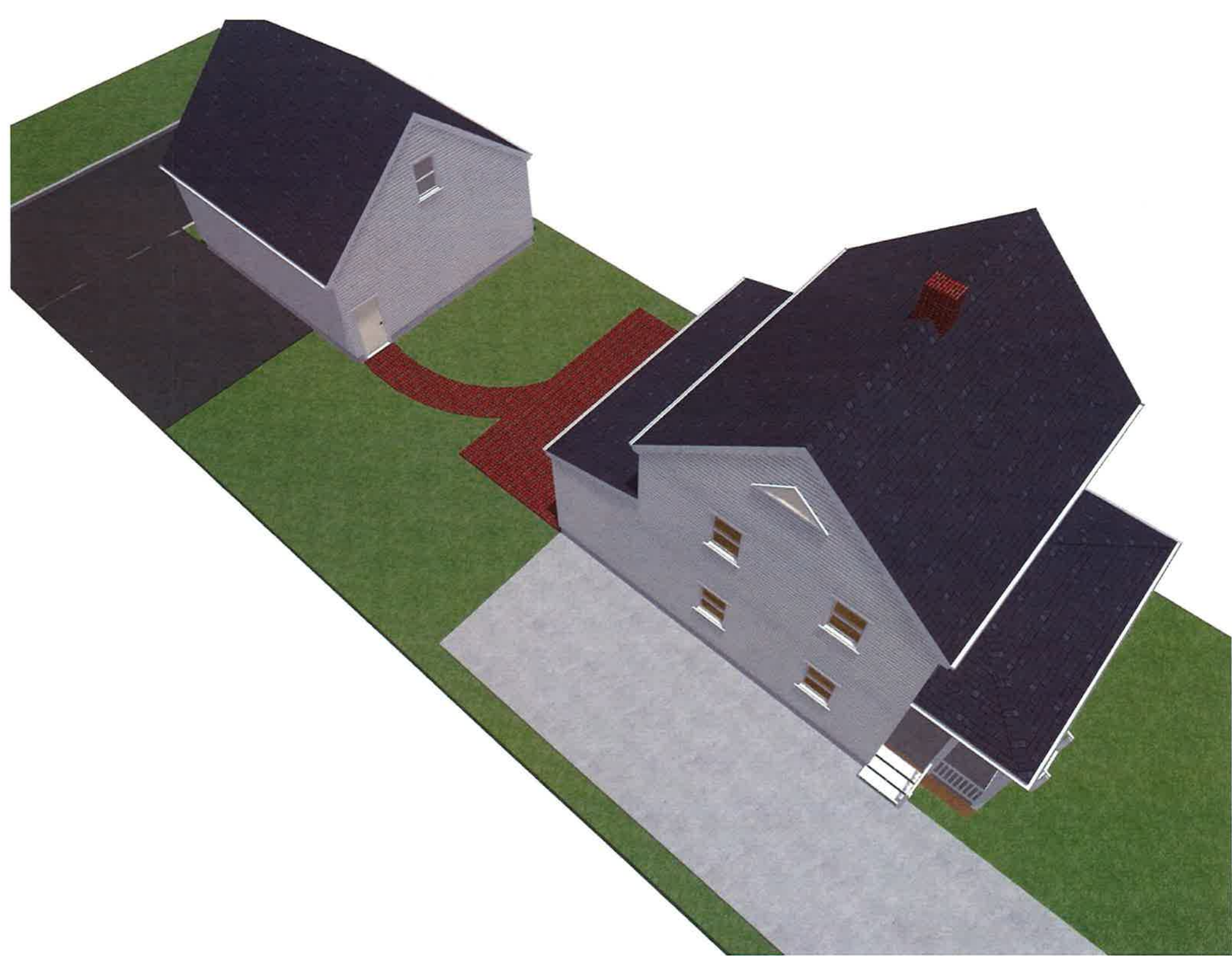




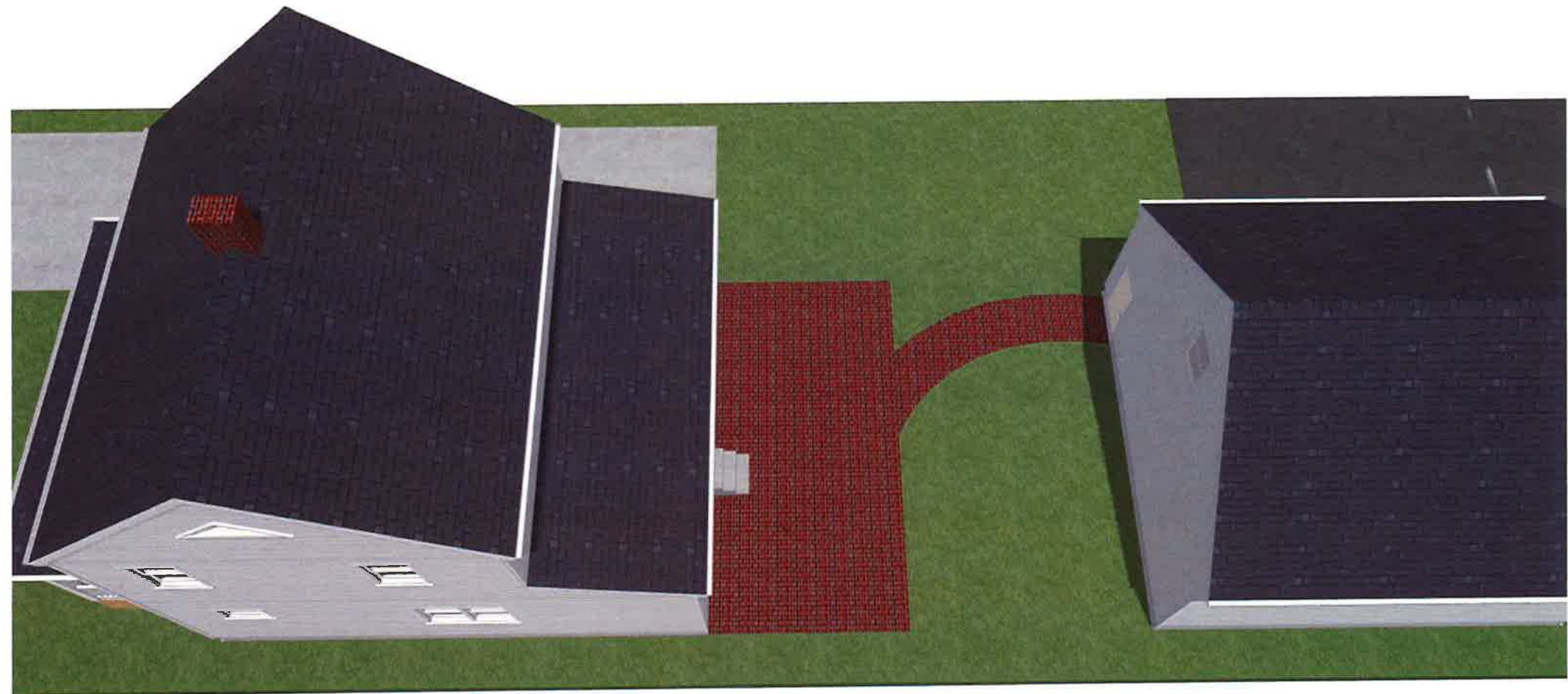












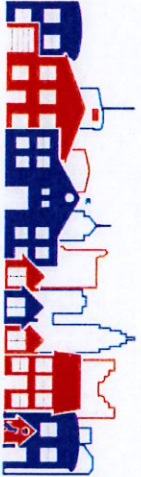




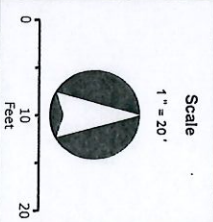
902



FRANKLIN COUNTY AUDITOR
 MICHAEL STINZIANO
 PARCEL ID: 020-000675
 PRINTED: SEPTEMBER 6, 2019



Disclaimer:
 This map is prepared for the real property inventory within the county. It is compiled from record deeds, tax maps, and other public information. The map is not intended to be used as a legal document. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin GIS Division of any discrepancies.
 The data on this map was originally compiled at 1"=100' based on the Ohio State Plane State Coordinate System, North American Datum 1983 with 2 contours based on the North American Vertical Datum 1989 (when displayed).



- Legends**
- Planimetric Legend**
 Aerial Photograph - 2013 Aerial Photography
 Edge of Pavement
 Roadway Centerlines
 Railroad Centerlines
 Building Footprints
 Building Under Construction
 Creeks, Streams, Ditches
 Rivers & Ponds
- Topographic Legend**
 Source: OSIP - 2011 LIDAR Collection
 Spot Elevation
 Index Contour
 Intermediate Contour
- Appraisal Legend**
 Source: FC Auditor & Engineer
 Parcels
 Parcel IDs
 Parcel Dimensions
 Lot Numbers
 Site Address
- Boundaries**
 County Boundary
 City, Village, Town Boundary
 Tax District Boundary
 School District Boundary
 Zip Code Boundary
- Parcel Boundaries**
 Parcel Boundary
 Subdivision Boundary
 Condominium Boundary



PUBLIC NOTICE
CITY OF BEXLEY
BOARD OF ZONING AND PLANNING

The Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, February 27th, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, at which the applicant will request a Special Permit, Conditional Use, or Variance from the requirements of the Bexley Zoning Code.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. It is a rule of the Board to withdraw an application when a representative is not present.

- a. Application No.: BZAP-19-19
Applicant: Deborah Gavlik
Owner: Deborah Gavlik
Location: 696 S. Roosevelt Ave.

BZAP Request: The applicant is seeking a 2 variances. The first variance is from Bexley Code Section 1262.01(e) which states an access drive shall not be used for temporary or permanent parking, and the second variance is from Bexley code Section 1262.04(e) which requires all off-street parking areas with two or less spaces shall be separated from adjacent residential property by a yard space of three feet or more or by appropriate screening approved by Zoning Officer. The applicant is seeking 2 variances in order to allow a portion of the existing access drive to remain in place along the south side of the house and within 3' of the side property line.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-13-2020

696 S. Roosevelt Ave

OUR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT US

Summary

Parcel ID: 020-002926-00
ZADZI DEBORAHMap Routing: 020-N022 -010-00
696 S ROOSEVELT AV

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links



Disclaimer:

The information on this web site is prepared from the real property inventory maintained by the Franklin County Auditor's Office. Users of this data are notified that the primary information source should be consulted for verification of the information contained on this site. The county and vendors assume no legal responsibilities for the information contained on this site. Please notify the Franklin County Auditor's Real Estate Division of any discrepancies.

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- Most of the rear yard is paved with asphalt.
- All rear asphalt to be removed and returned to grass.
- Front Drive to remain to have rear on!
- New Garage to enter from alley only

696 S. Roosevelt Ave

OUR OFFICE

SEARCH

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Summary

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

Transfers

BOR Status

CAUV Status

Tax & Payments

Tax Distribution

Tax Calculators

Value History

Rental Contact

Incentive Details

Quick Links

Parcel ID: 020-002926-00
ZADZI DEBORAH

Map Routing: 020-N022 -010-00
696 S ROOSEVELT AV

1 of 1
[Return to Search Results](#)



020-002926 02/18/2017



Public



Public

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646 S. Roosevelt Ave

OUR OFFICE

SEARCH

ONLINE TOOLS

REFERENCE

CONTACT US

Summary

Parcel ID: 020-002926-00
ZADZI DEBORAH

Land Profile

Residential

Commercial

Improvements

Permits

Mapping

Sketch

Photo

StreetSmart

Aerial Photos

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CAUV Status

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696 S. Roosevelt Ave



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Parcel ID: 020-002926-00
ZADZI DEBORAH

Map Routing: 020-N022 -010-00
696 S ROOSEVELT AV

1 of 1
Return to Search Results

Land Profile

Residential

OWNER

Commercial

Owner ZADZI DEBORAH

Improvements

Owner Address

Permits

Mapping

Legal Description 696 S ROOSEVELT AVE
EAST LAWN 18

Sketch

Photo

Calculated Acres .12
Legal Acres 0

StreetSmart

Aerial Photos

Tax Bill Mailing [View or Change on the Treasurer's Website](#)
If you have recently satisfied or refinanced your mortgage, please visit the above link to review your tax mailing address to ensure you receive your tax bill and other important mailings.

Transfers

BOR Status

CAUV Status

[View Google Map](#)

Tax & Payments

[Print Parcel Summary](#)

Tax Distribution

MOST RECENT TRANSFER

Tax Calculators

Transfer Date JUL-17-1996
Transfer Price \$141,500
Instrument Type GW

Value History

Rental Contact

Incentive Details

2018 TAX STATUS

Quick Links

Property Class R - Residential
Land Use 510 - ONE-FAMILY DWLG ON PLATTED LOT
Tax District 020 - CITY OF BEXLEY
School District 2501 - BEXLEY CSD [\[SD Income Tax\]](#)
City/Village BEXLEY CITY
Township
Appraisal Neighborhood 06103
Tax Lien No
CAUV Property No
Owner Occ. Credit 2018: Yes 2019: Yes
Homestead Credit 2018: No 2019: No
Rental Registration No
Board of Revision No
Zip Code 43209

2018 CURRENT MARKET VALUE

	Land	Improvements	Total
Base	46,400	195,000	241,400
TIF			
Exempt			
Total	46,400	195,000	241,400
CAUV	0		

2018 TAXABLE VALUE

	Land	Improvements	Total
Base	16,240	68,250	84,490
TIF			
Exempt			
Total	16,240	68,250	84,490

Actions

- [Neighborhood Sales](#)
- [Proximity Search](#)
- [Printable Version](#)
- [Custom Report Builder](#)

Reports

- [Proximity Report](#)
- [Map Report](#)
- [Parcel Summary](#)
- [Parcel Detail](#)

Go

2018 TAXES

Net Annual Tax	Total Paid	CDQ
5,145.50	5,145.50	

DWELLING DATA

Yr Built	Tot Fin Area	Rooms	Bedrooms	Full Baths	Half Baths
1929	1,604	5	3	2	

SITE DATA

Frontage	Depth	Acres	Historic District
40	128	.1175	

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696 S. Roosevelt Ave



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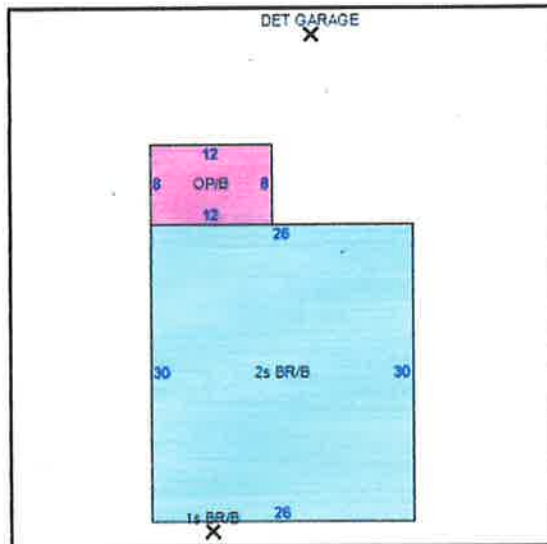
Incentive Details

Quick Links

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ZADZI DEBORAH

Map Routing: 020-N022 -010-00
696 S ROOSEVELT AV

1 of 1
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- [Neighborhood Sales](#)
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- Reports
- [Proximity Report](#)
 - [Map Report](#)
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 - [Parcel Detail](#)

Go

Options

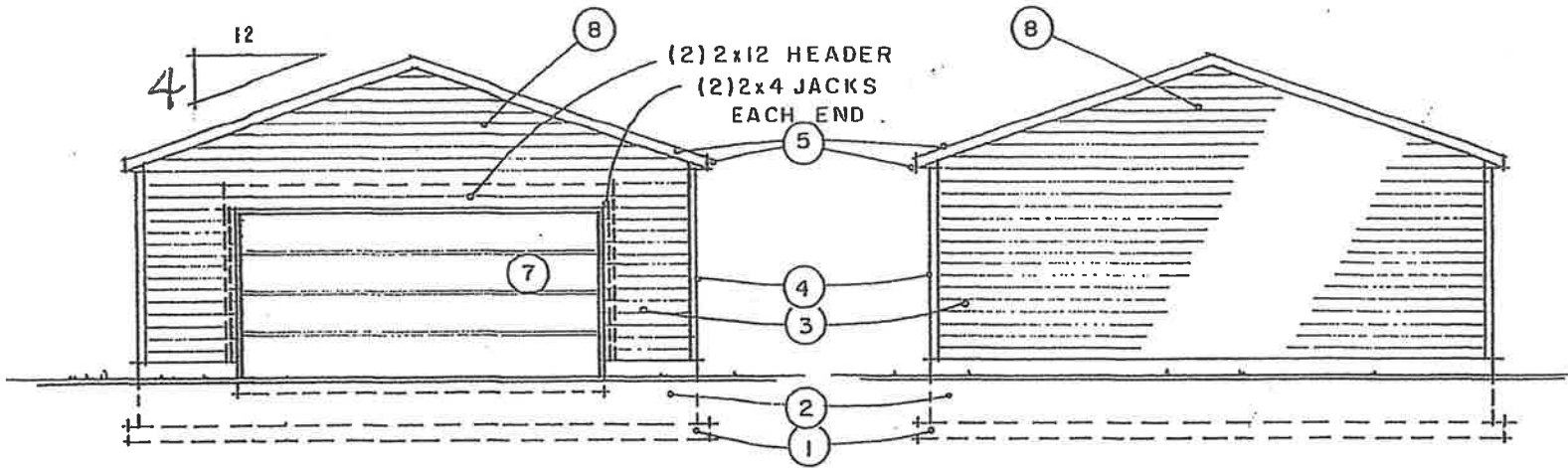
Type	Line #	Item	Area
Dwelling	0	2s BR/B	780
Dwelling	1	OP/B - 32/13:UNF BASEMENT/OPEN FRAME PORCH	96
Dwelling	2	1s BR/B - 32/22:UNF BASEMENT/ONE STORY BRICK	44
Outbuilding	1	DET GARAGE - RG1:FRAME DETACHED GARAGE	380

Click on an item to display it independently.

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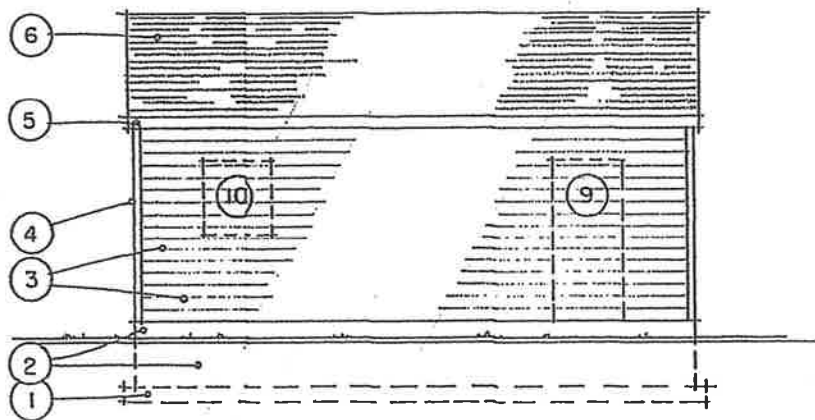


FRONT ELEVATION

NOT TO SCALE

REAR ELEVATION

NOT TO SCALE



TYPICAL SIDE ELEVATION

NOT TO SCALE

(2) 2x12 HEADER
(2) 2x4 JACKS
EACH END


Material Notes:

1. Continuous concrete footing.
2. Concrete block foundation wall.
3. Vinyl siding.
4. Vinyl siding corner trim.
5. 1x6 rake and fascia, aluminum wrapped.
6. Asphalt shingle roof.
7. Overhead garage door.
8. Gable wall framing, 2x4
9. Service door
10. Window (optional).

SHEET NO :	DATE :	REVISED :
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PROJECT NOTES :

Deborah Gaulik
6916 S. Roosevelt
Ave



SINCE 1953
GARAGES

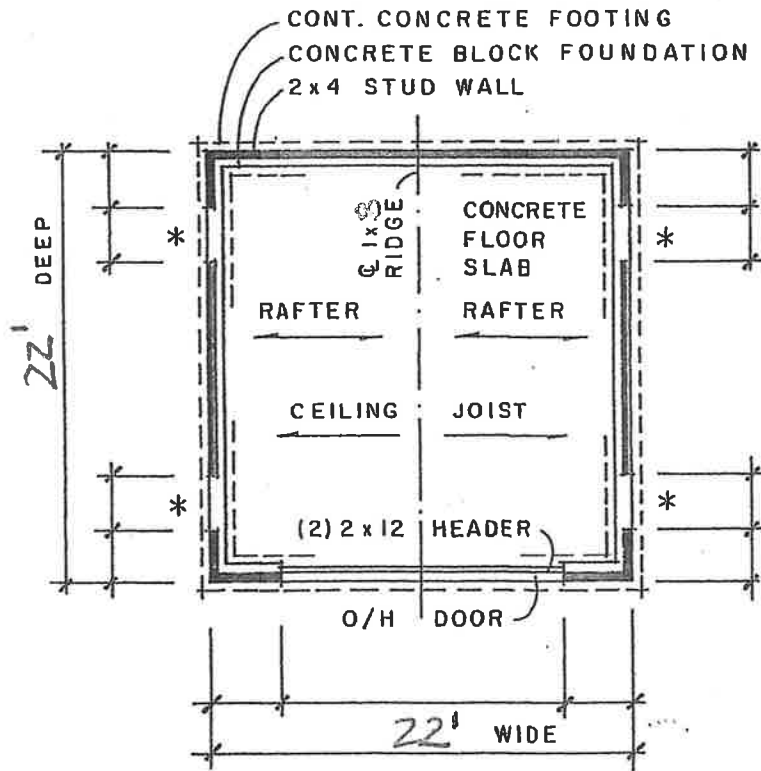
PRIESTAS BROTHERS BUILDERS

882-8510

LICENSED • BONDED • INSURED

DRIVEWAYS
TRENCHING
GRADING

RESIDENTIAL
SMALL COMMERCIAL
ROOM ADDITIONS



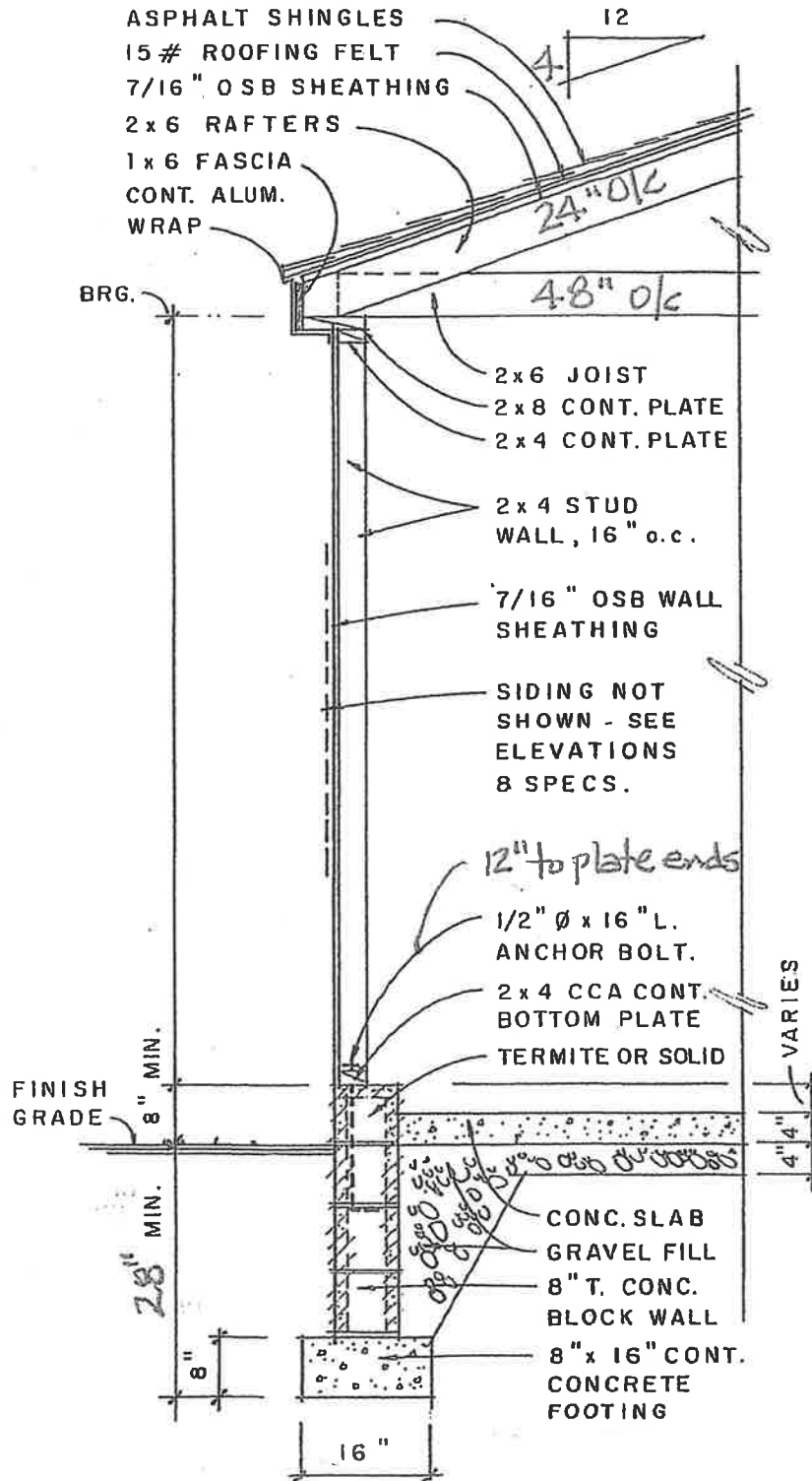
* WINDOW OR SERVICE DOOR OPENING. INDICATE SIZE & LOCATION OF DOOR(S) OR WINDOW(S) TO BE INSTALLED.

GARAGE FLOOR PLAN ▲

NOT TO SCALE

WALL SECTION ▲


NOT TO SCALE



SHEET NO.:	DATE:	REVISION:
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PROJECT NOTES:

Deborah Garlik
696 S. Roosevelt Ave



SINCE 1953
GARAGES

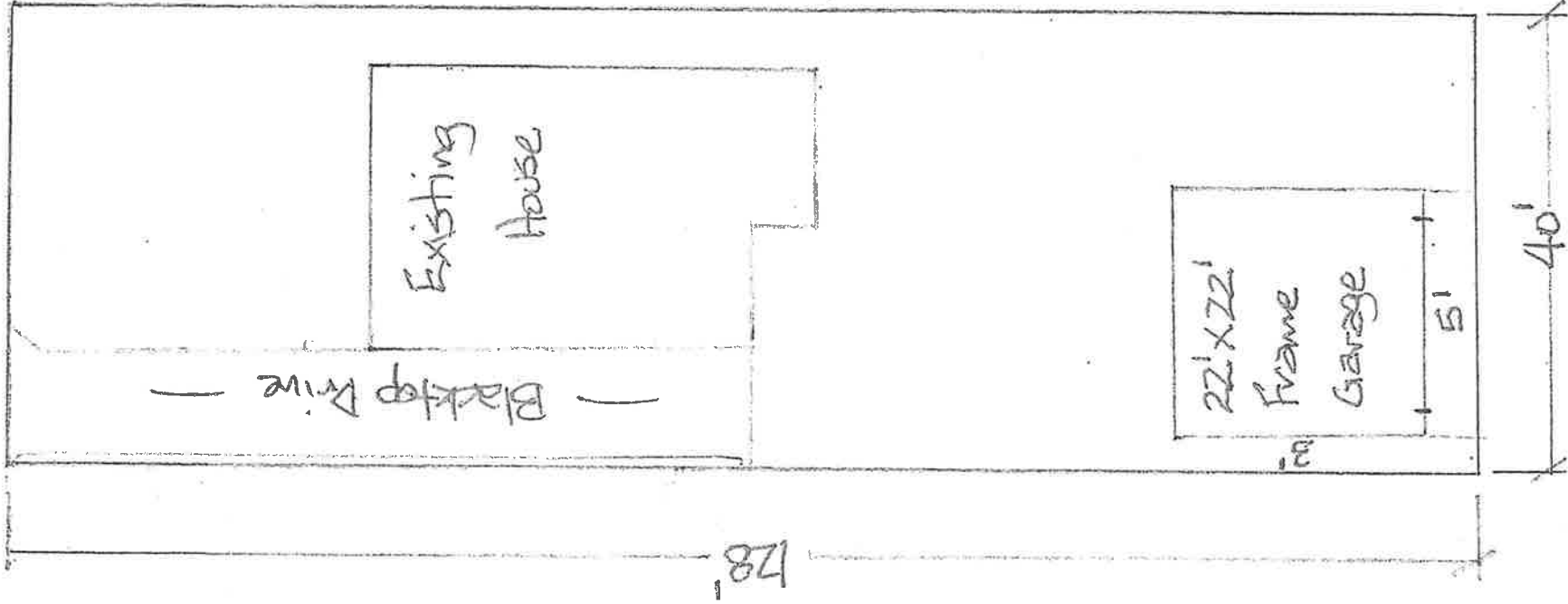
PRIESTAS BROTHERS BUILDERS
 882-8510
 LICENSED - BONDED - INSURED

DRIVEWAYS
 TRENCHING
 GRADING

RESIDENTIAL
 SMALL COMMERCIAL
 ROOM ADDITIONS

PRIESTAS BROTHERS BUILDERS

*Deborah Gavlik
616 S. Roosevelt
Ave



Alley — Scale 1" = 15'



646 S. Roosevelt Ave





696





PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, January 9, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, January 6, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: ARB-19-25 (BZAP)

Applicant: Brian Marzich

Owner: Ryan Brown

Location: 2618 Brentwood

ARB Request: The applicant is seeking architectural review and approval to allow a covered side porches on the west side of the principal structure, one of which will be screened. The applicant is also seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an open front entry porch.

BZAP: The applicant is seeking architectural review and approval to allow an open front entry porch on the south side of the principal structure. The applicant is also seeking a variance from Bexley Code Section 1252.10(a)(1), which requires structures on lots 100' – 150' in width to be located 25' from the street side property line of a corner lot, to allow an open front porch addition to be constructed 19' from the east side property line. If approved, the porch will be constructed 1' further from the side property line than the existing structure.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 12-26-2019



City of Bexley
Architectural Review Board

Decision and Record of Action –January 9, 2020

The City of Bexley Architectural Review Board took the following action at this meeting:

Location: 2618 Brentwood
Application No.: ARB-19-25
Applicant: Brian Marzich
Owner: Ryan & Anne Brown

Request: The applicant is seeking architectural review and approval to allow covered side porches on the west side of the principal structure, one of which will be screened. The applicant is also seeking architectural review and a recommendation to the Board of Zoning and Planning to allow an open front entry porch.

MOTION: The Findings and Decision of the Board, as stated by Kathy Rose: The Architectural Review Board finds that a certificate of appropriateness should be issued to allow the porch additions with design details subject to further review and approval by the design consultant. The Architectural Review Board further recommended design approval to the Board of Zoning and Planning for the proposed open entry porch, subject to zoning review and approval.

The applicant agreed to the findings of fact.

VOTE: All members voted in favor.

RESULT: The motion was approved as conditioned and subject to the zoning approval by the BZAP.

Staff Certification: Recorded in the Official Journal this ____ day of _____, 2020.

Karen Bokor, Design Consultant

Kathy Rose, Zoning Officer

cc: Applicant, File Copy



2618

FOR REVIEW ONLY

MARZICH
ARCHITECTURE
2465 SENECA PARK PLACE - BEXLEY, OHIO 43209
614.514.0260

BUILDING INFORMATION

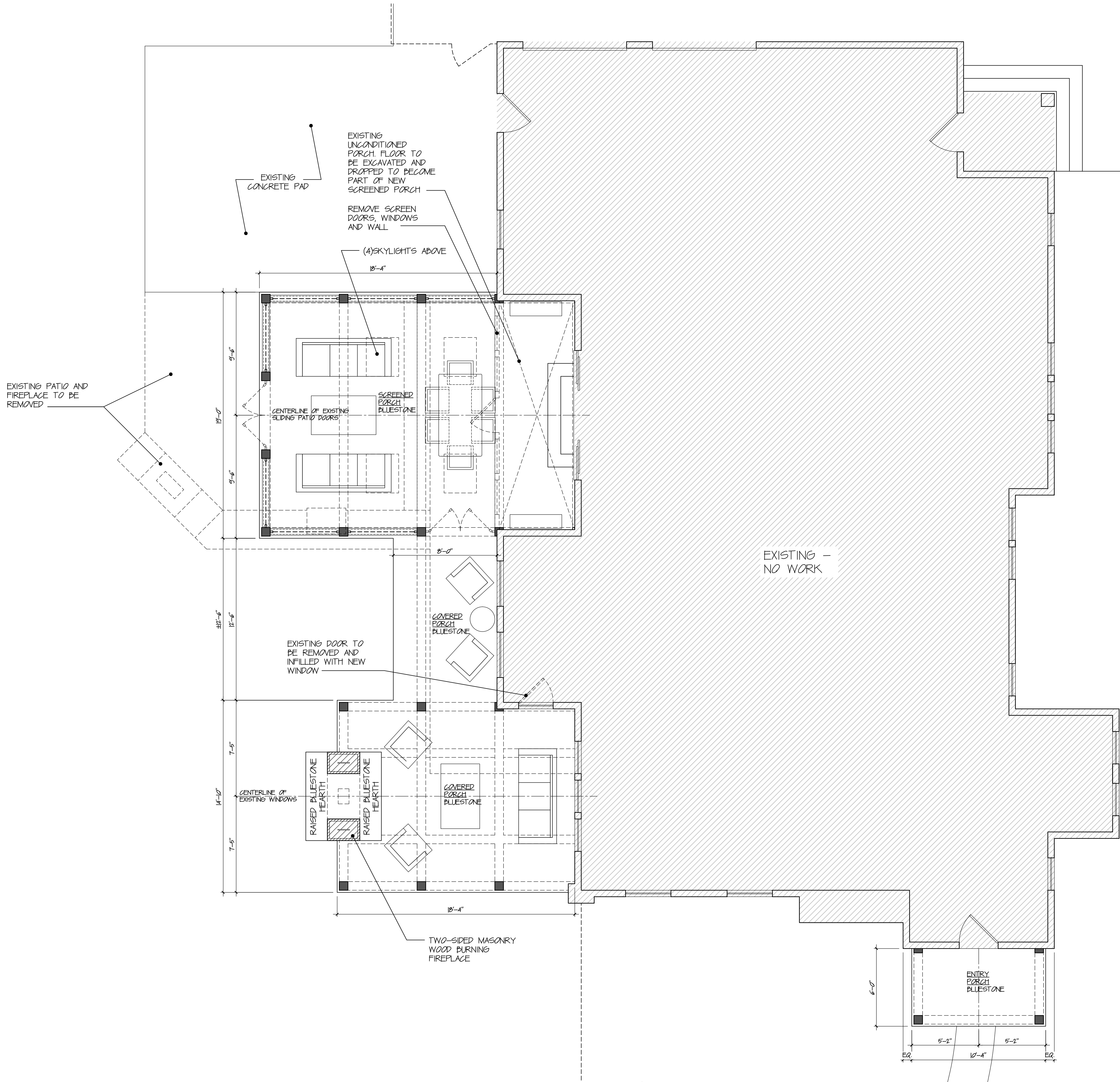
GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO
 ZONING: R-6 (HIGH DENSITY)
 SITE AREA: 6,115 SF. (27 ACRES)

	EXISTING	PROPOSED	TOTAL
HOUSE COVERAGE (HOUSE, GARAGE, PORCHES)	2,786 SF.	794 SF.	3,580 SF.
BUILDING COVERAGE (50% MAX.)	2,786 SF. (17.3%)		3,580 SF. (22.2%)
HARDSCAPE:	2,409 SF.	-549	1,860 SF.
TOTAL COVERAGE (60% MAX.)	5,191 SF. (22.2%)		5,416 SF. (29.6%)

SQUARE FOOTAGE	AVERAGE FRONT YARD SETBACK	
FIRST FLOOR: 2,246 SF.	ADDRESS	SETBACK
SECOND FLOOR: 1,095 SF.	2590	44.5
THIRD FLOOR: 421 SF.	2596	46.67
TOTAL: 4,862	2602	49.5
	2608	46.0
	2620	43.5
	2640	49.0
	2650	43.5
	AVE.	44.95

SHEET INDEX

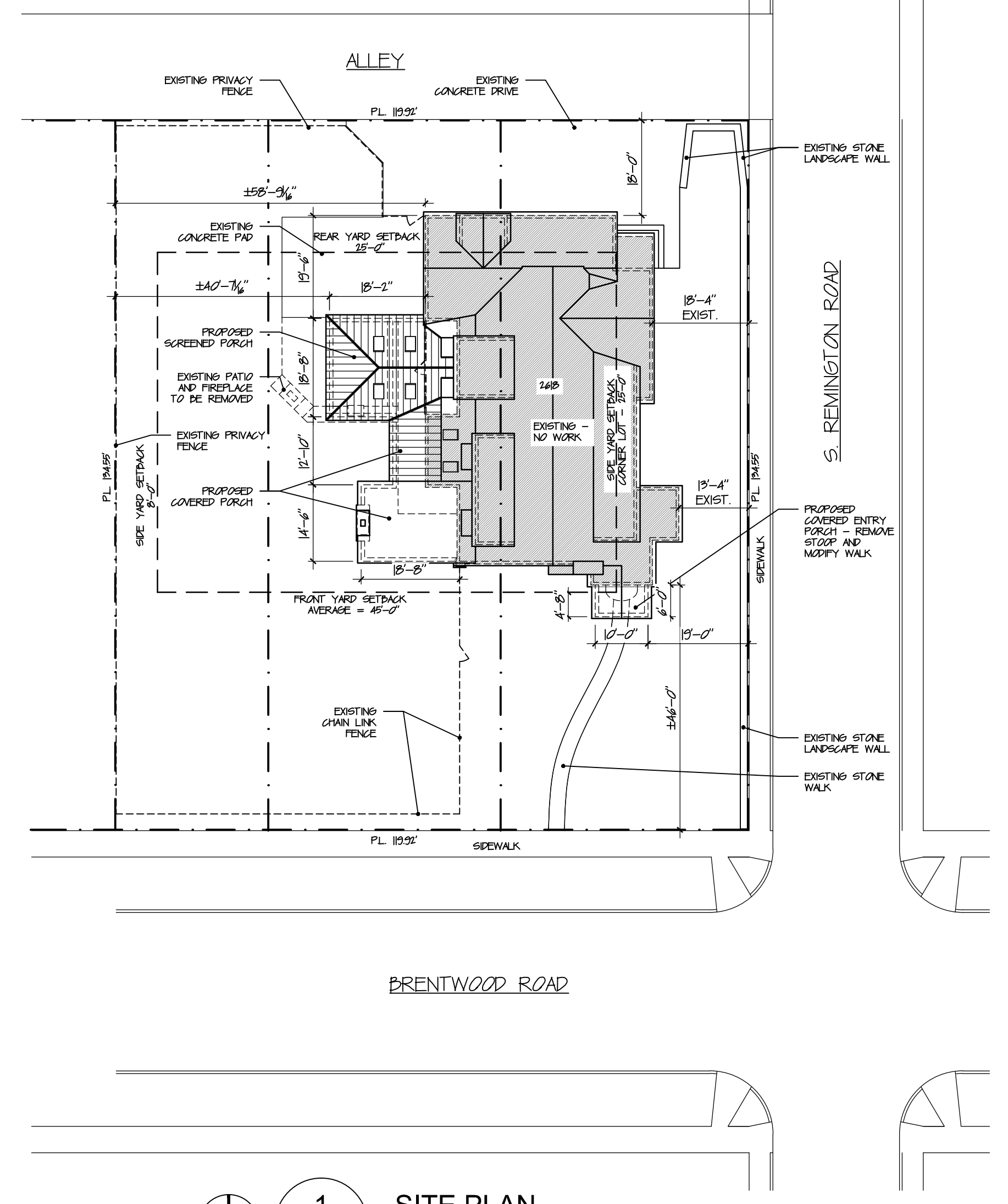
A11 SITE PLAN AND FLOOR PLAN
 A21 ELEVATIONS AND PHOTOS
 A22 ELEVATIONS AND PHOTOS



2 FIRST FLOOR PLAN
1/4"=1'-0"



3 AVERAGE SETBACK
NO SCALE



1 SITE PLAN
1"20'-0"

BROWN RESIDENCE
ENTRY AND SIDE PORCH ADDITION
2618 BRENTWOOD ROAD, BEXLEY, OHIO 43209

Date: December 20, 2019

Scale: VARIES

Sheet:

A1.1

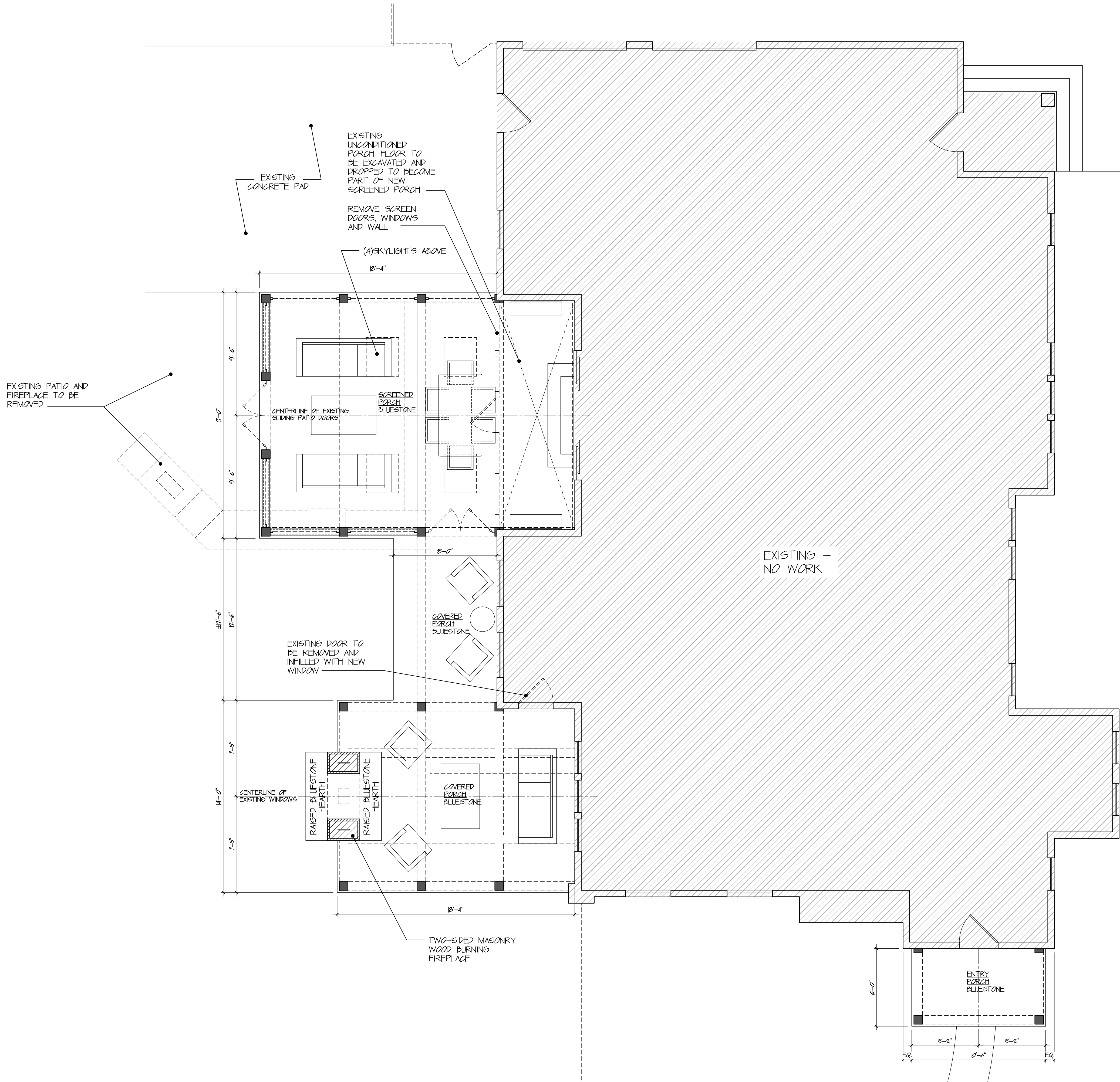
FOR REVIEW ONLY

MARZICH
ARCHITECTURE
2465 SENECA PARK PLACE - BEXLEY, OHIO 43209
614.514.0260

BUILDING INFORMATION			
GOVERNING CODE: 2019 RESIDENTIAL CODE OF OHIO			
ZONING:	R-6 (HIGH DENSITY)		
SITE AREA:	6,115 SF. (27 ACRES)		
HOUSE COVERAGE (HOUSE, GARAGE, PORCHES):	EXISTING 2,786 SF.	PROPOSED 794 SF.	TOTAL 3,580 SF.
BUILDING COVERAGE (50% MAX.):	2,786 SF. (17.3%)		3,580 SF. (22.2%)
HARDSCAPE:	2,409 SF.	-549	1,834 SF.
TOTAL COVERAGE (60% MAX.):	5,191 SF. (22.2%)		5,414 SF. (22.6%)

SQUARE FOOTAGE		AVERAGE FRONT YARD SETBACK	
FIRST FLOOR:	EXISTING - NO CHANGE 2,244 SF.	ADDRESS	SETBACK
SECOND FLOOR:	1,095 SF.	2590	44.5
THIRD FLOOR:	421 SF.	2602	46.67
TOTAL:	4,862	2618	46.0
		2630	43.5
		2640	49.0
		2650	43.5
		AVE.	44.95

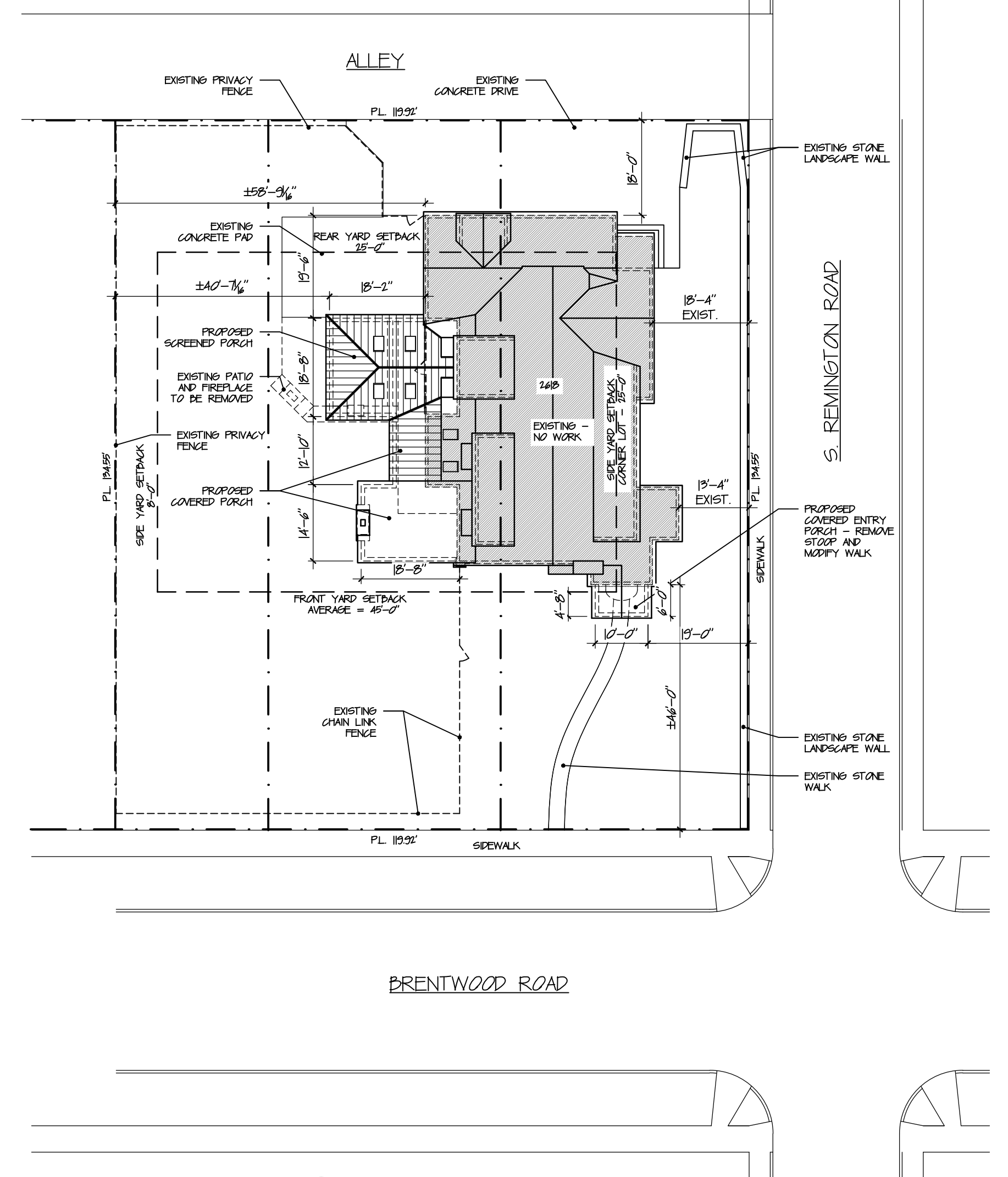
SHEET INDEX	
A11 SITE PLAN AND FLOOR PLAN	
A21 ELEVATIONS AND PHOTOS	
A22 ELEVATIONS AND PHOTOS	



2 FIRST FLOOR PLAN
1/4"=1'-0"



3 AVERAGE SETBACK
NO SCALE



1 SITE PLAN
1"20'-0"

BROWN RESIDENCE
ENTRY AND SIDE PORCH ADDITION
2618 BRENTWOOD ROAD, BEXLEY, OHIO 43209

Date: December 20, 2019

Scale: VARIES

Sheet:

A1.1

FOR REVIEW ONLY

MARZICH
ARCHITECTURE
2465 SENECA PARK PLACE - BEXLEY, OHIO 43209
614.314.0260

BROWN RESIDENCE
ENTRY AND SIDE PORCH ADDITION
2618 BRENTWOOD ROAD, BEXLEY, OHIO 43209

Date: December 20, 2019

Scale: VARIES

Sheet:

A2.1



VIEW FROM SOUTH EAST



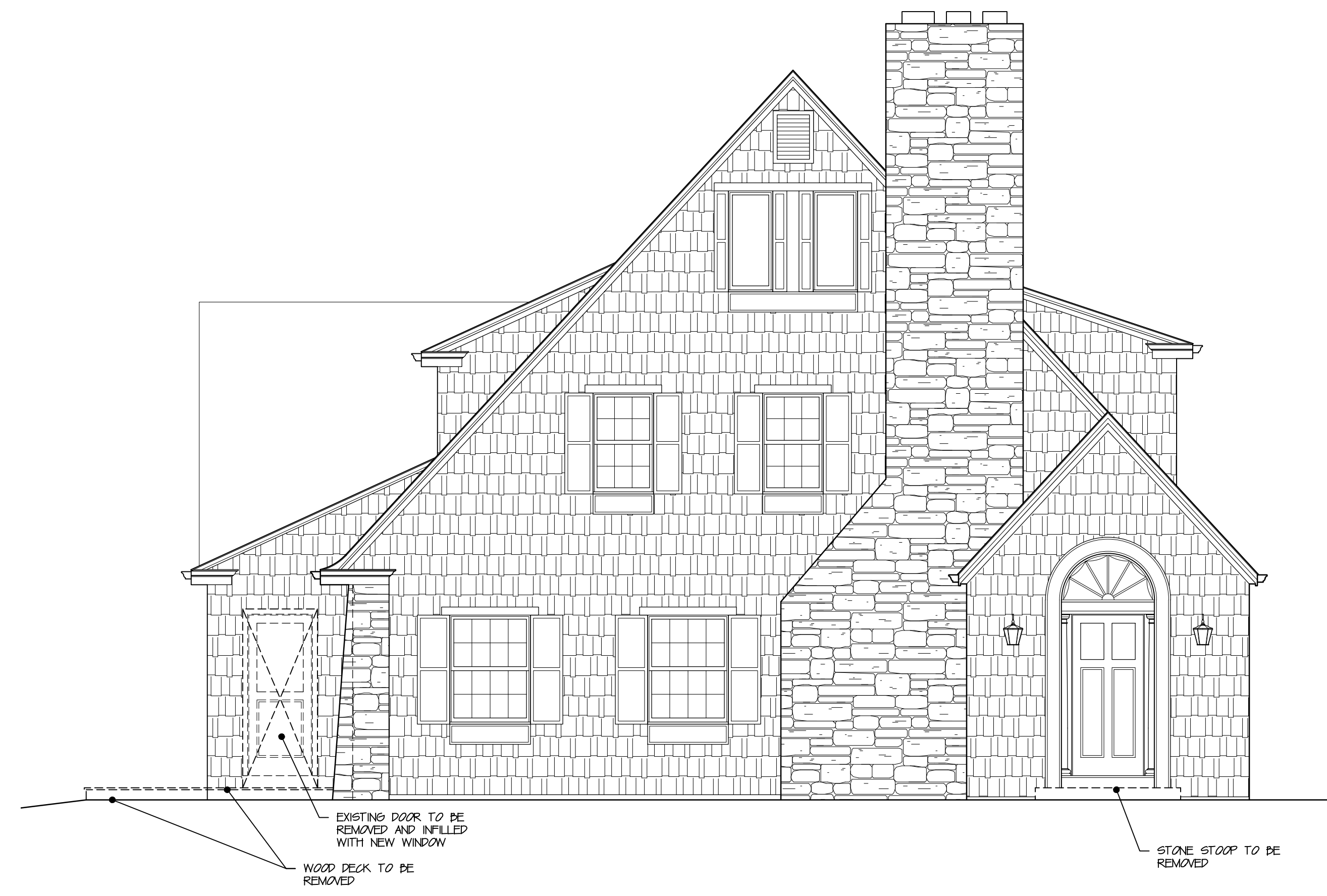
2 PROPOSED SOUTH ELEVATION
A2.1 1/4"=1'-0"



EXISTING ENTRY



EXISTING SOUTH FACADE



1 EXISTING SOUTH ELEVATION
A2.1 1/4"=1'-0"

FOR REVIEW ONLY

MARZICH
ARCHITECTURE
2465 SENECA PARK PLACE - BEXLEY, OHIO 43209
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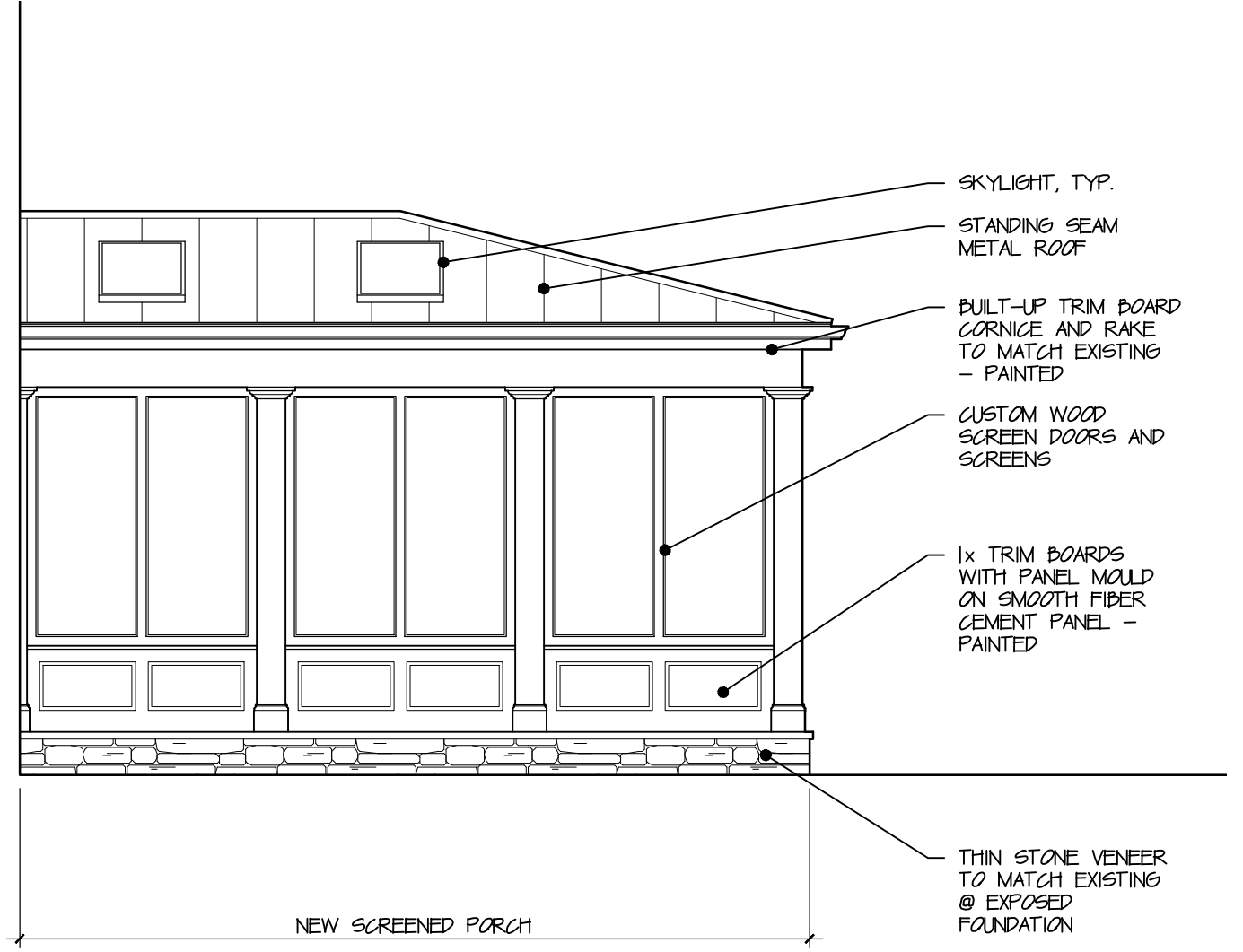
BROWN RESIDENCE
ENTRY AND SIDE PORCH ADDITION
2618 BRENTWOOD ROAD, BEXLEY, OHIO 43209

Date: December 20, 2019

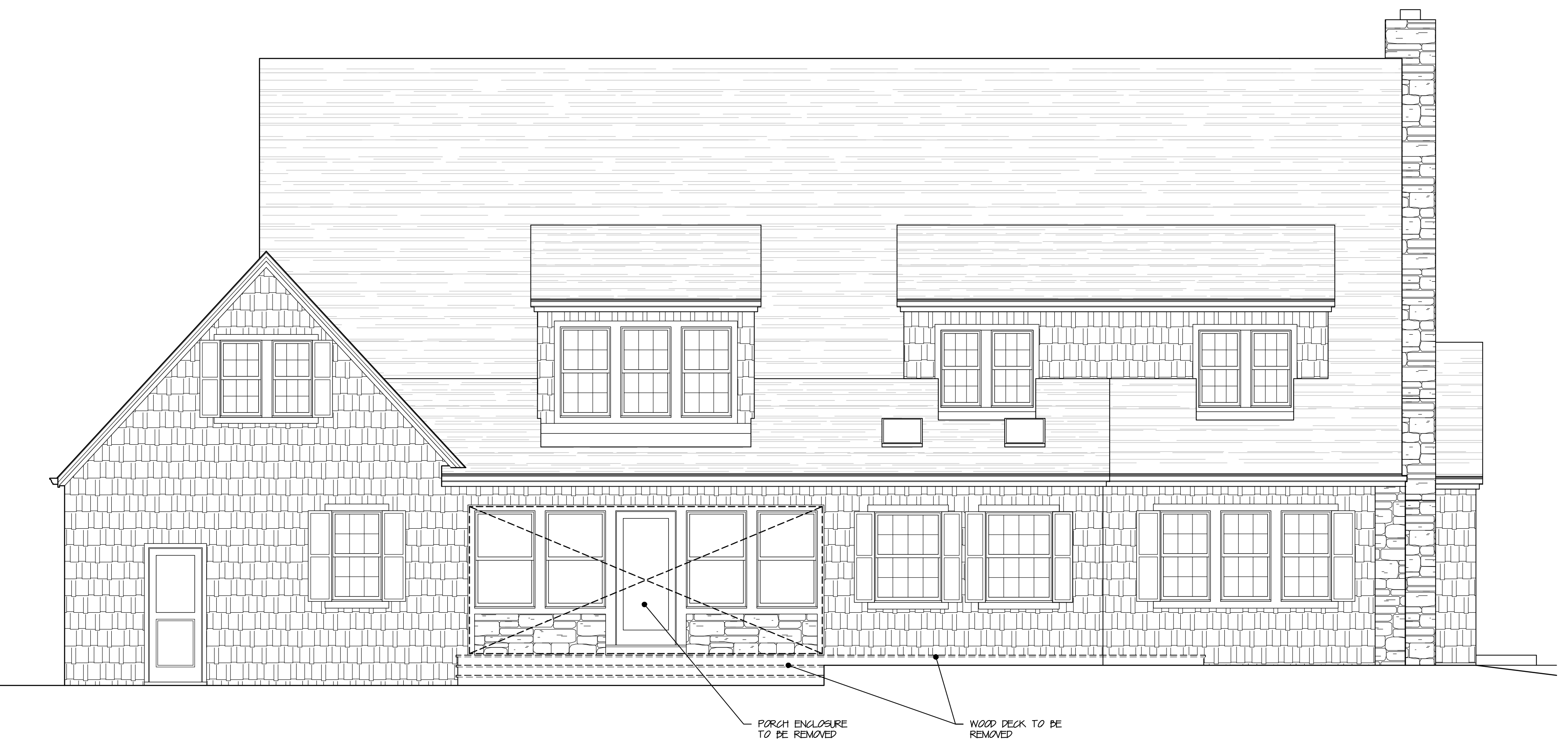
Scale: VARIES

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A2.2



2 PROPOSED WEST ELEVATION
A2.2 1/4"=1'-0"



1 EXISTING WEST ELEVATION
A2.2 1/4"=1'-0"



PORCH ENCLOSURE AND PATIO TO BE REMOVED



NEW FROM SOUTH WEST



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, February 13, 2020 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, February 27, 2020 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-20-1

Applicant: Pat Mullen – Wingler Construction

Owner: James Wood

Location: 834 Chelsea Ave.

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow an addition to the rear of the principal structure which also includes a deck and wheelchair lift.

BZAP: The applicant is seeking architectural review and approval to allow an addition to the rear of the principal structure which also includes a deck and wheelchair lift. The applicant is also seeking 2 variances from Bexley Code Section 1252.09 (R-6 Zoning District). The first variance is from the 6.66' required setback from the side property line for a 40' wide lot, to allow the addition to be constructed 5' from the north side property line and in-line with the existing principal structure. The second variance is from the 35% lot coverage limit, to allow the lot coverage to be at 40%.

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 01-30-2020



City of Bexley
Architectural Review Board

Decision and Record of Action – February 13, 2020

The City of Bexley Architectural Review Board took the following action at this meeting:

Location: 834 Chelsea
Application No.: BZAP-20-1
Applicant: Pat Mullen-Wingler Construction
Owner: James Wood

Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning to allow a new 1-story addition, and deck with chair-lift.

MOTION: The Findings and Decision of the Board, as stated by Karen Bokor: The Architectural Review Board finds that a recommendation to the Board of Zoning and Planning, for a certificate of appropriateness be issued with the condition that the applicant work with the design consultant to refine details and stairs for deck, and further subject to review and approval by the Board of Zoning and Planning for zoning.

The applicant agreed to the findings of fact.

VOTE: All members voted in favor.

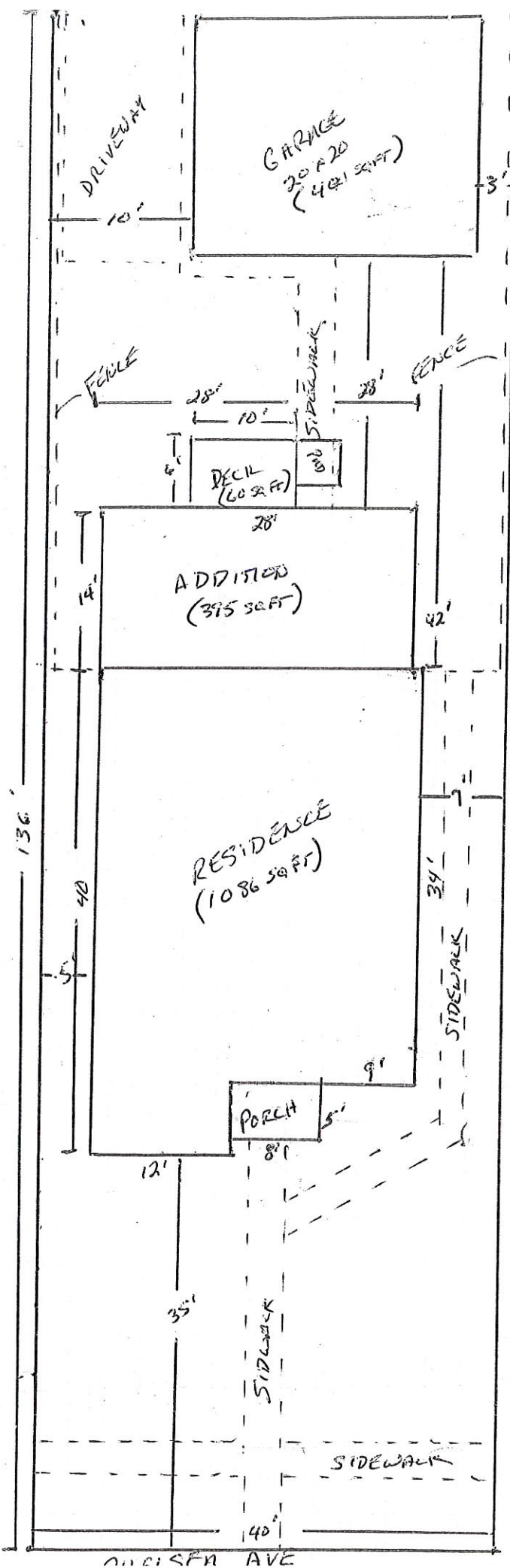
RESULT: The motion was approved as conditioned and subject to the zoning approval by the BZAP.

Staff Certification: Recorded in the Official Journal this ____ day of _____, 2020.

Karen Bokor, Design Consultant

Kathy Rose, Zoning Officer

cc: Applicant, File Copy



ZONING - R3

TOTAL LAND = 5440

PROPOSED LOT = 1941
COVERAGE

EXISTING HOUSE = 1086

ADDITION = 395

DECK = 60

GARAGE = 400

LOT COVERAGE = 40%

WOOD JOB

SITE PLAN

834 CHELSEA AVE
BEXLEY, OHIO

SCALE 1/4" = 3'

EAST VIEW

WOODS JOB - 834 CHELSEA

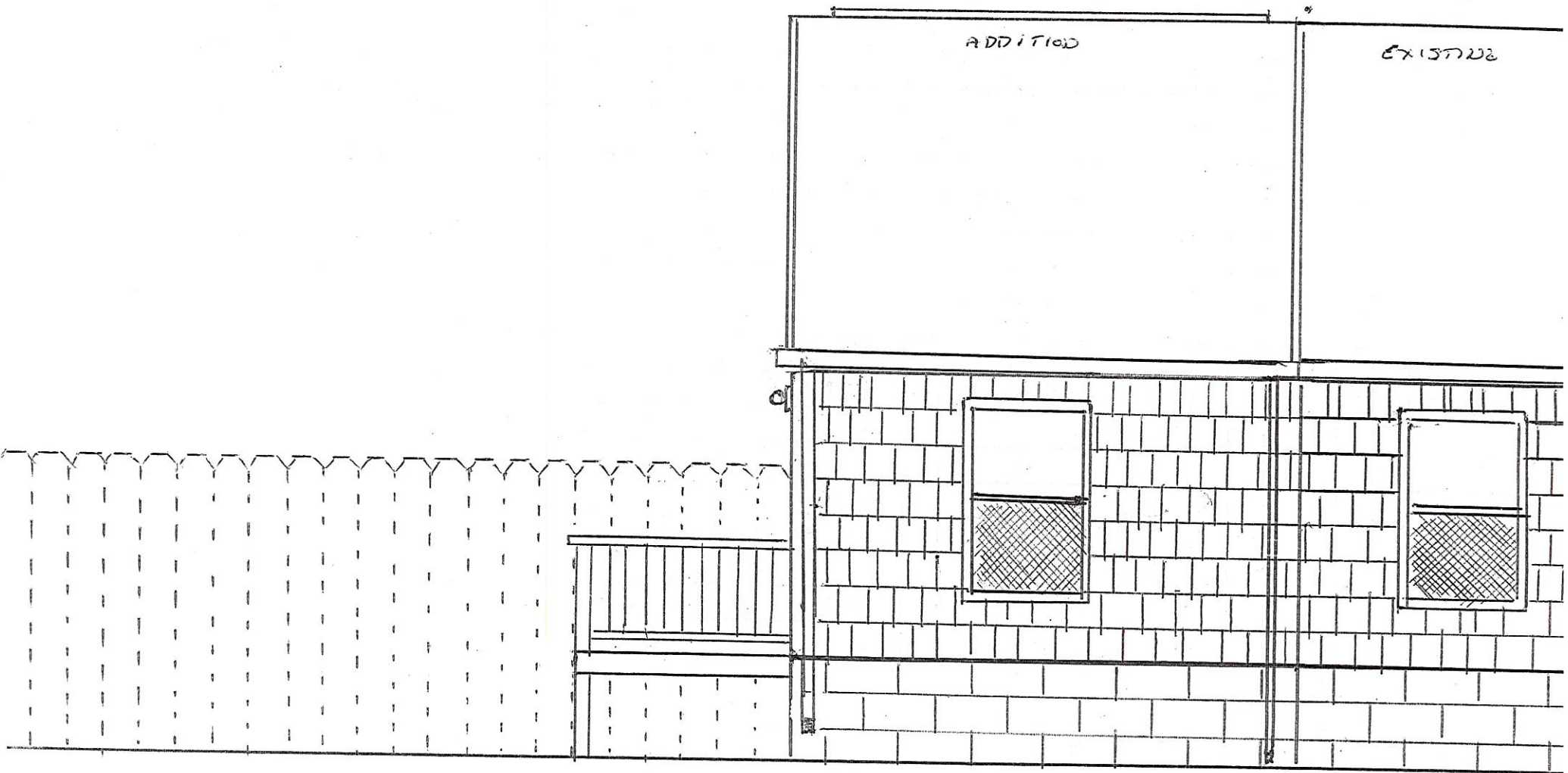
SCALE $\frac{1}{4}'' = 1'$



WEST VIEW

WOODS JOB - 834 CHELSEA

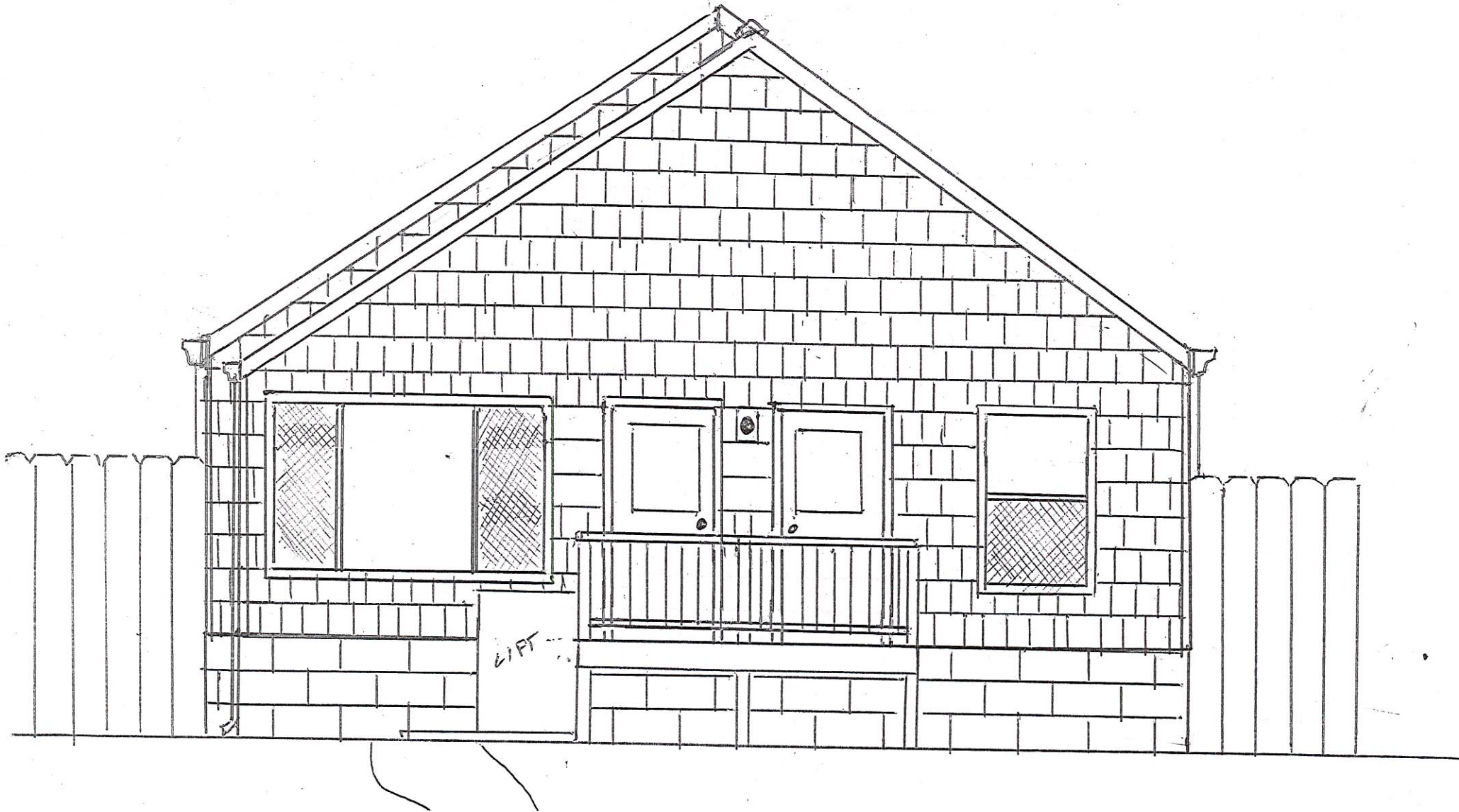
SCALE 1/4" = 1'



NORTH VIEW

WOODS JOB - 834 CHELSEA

SCALE 1/4" = 1'

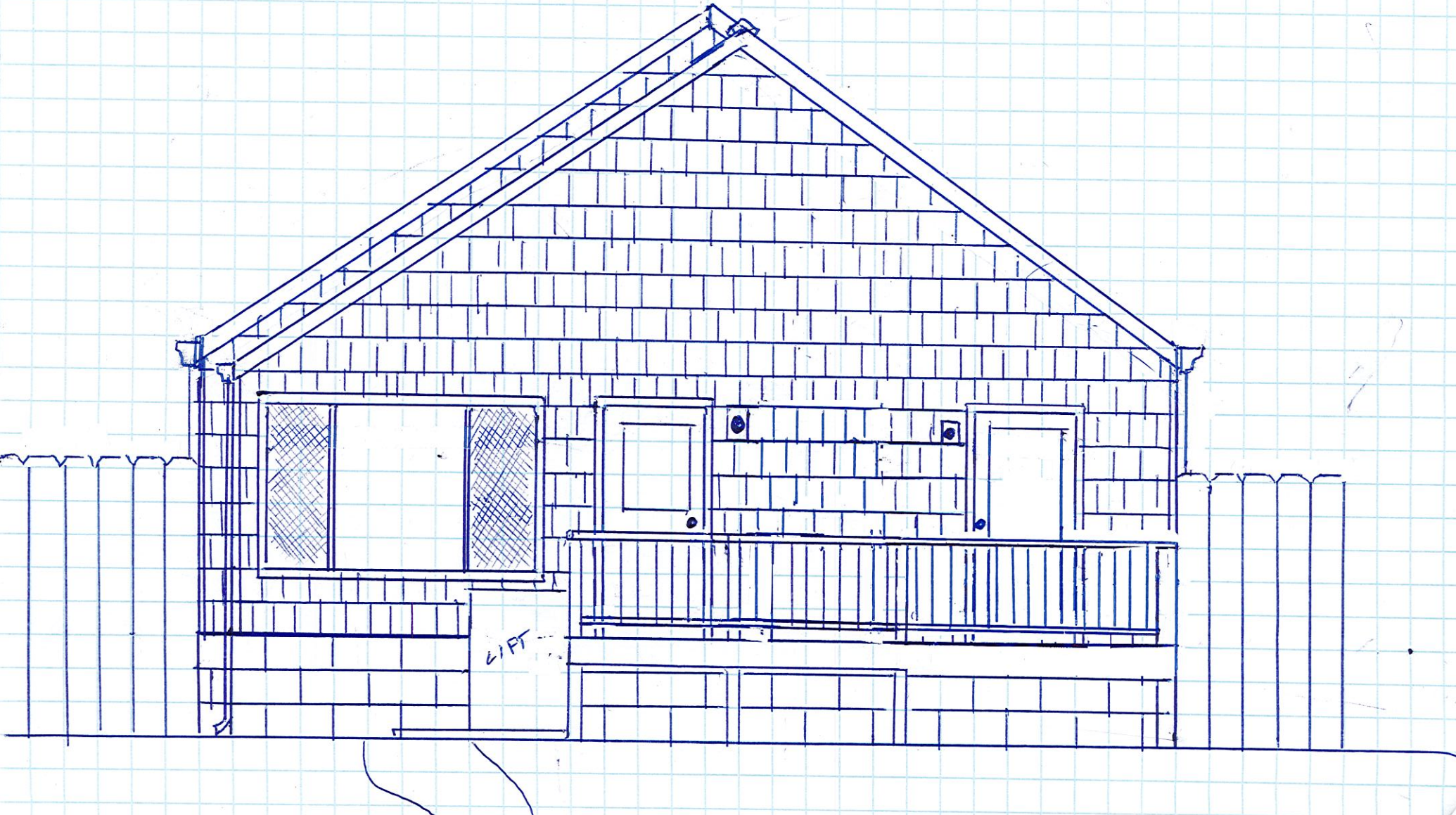


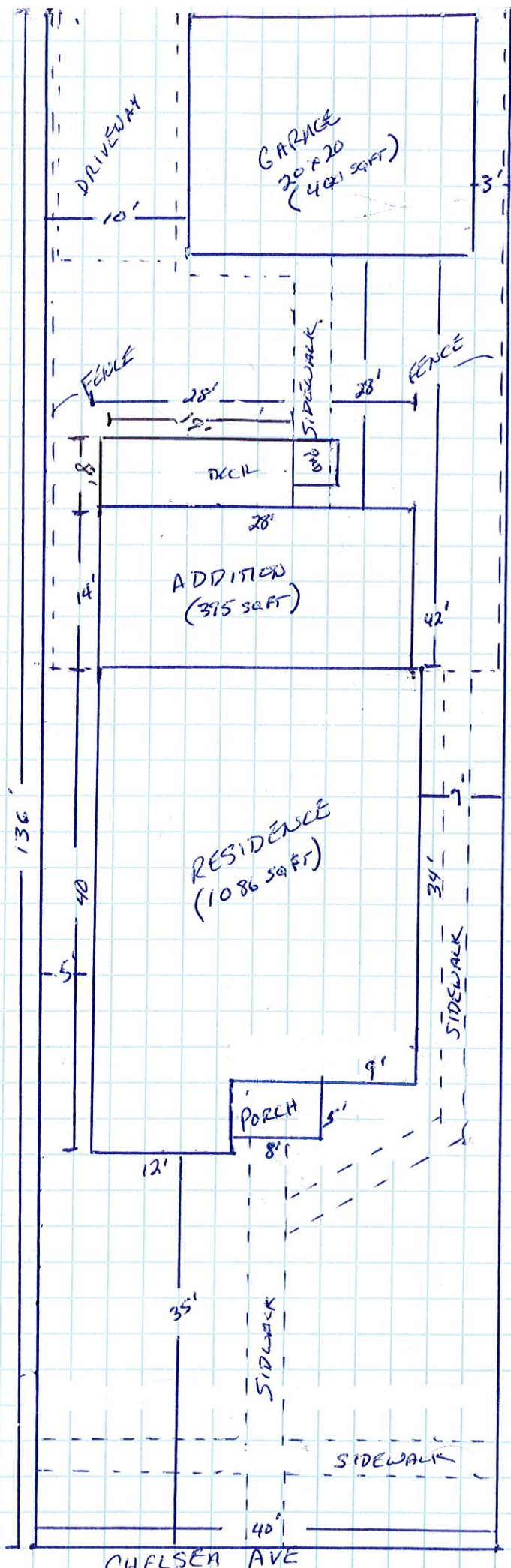
NORTH VIEW

WOODS JOB - 834 CHELSEA

SCALE $\frac{1}{4}'' = 1'$

REVISED 1-29-20





ZONING - R3

TOTAL LAND = 5440

PROPOSED LOT = 1941
COVERAGE

EXISTING HOUSE = 1086

ADDITION = 315

DECK = 60

GARAGE = 400

LOT COVERAGE = 40%



Pat Mullen
Production Manager

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WOOD JOB

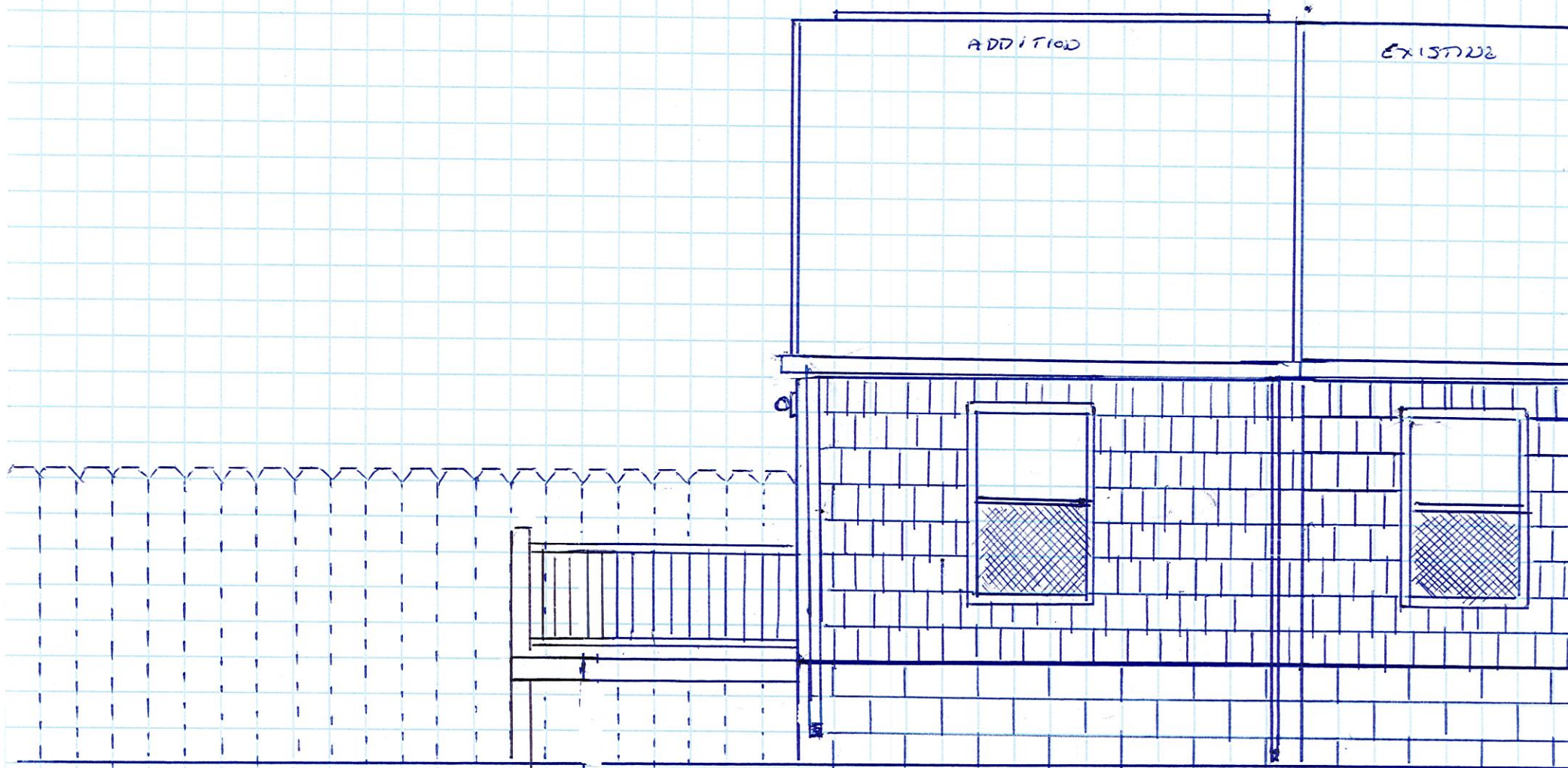
SITE PLAN
834 CHELSEA AVE
BEXLEY, OHIO

SCALE 1/4" = 3'

WEST VIEW

WOODS JOB - 834 CHELSEA

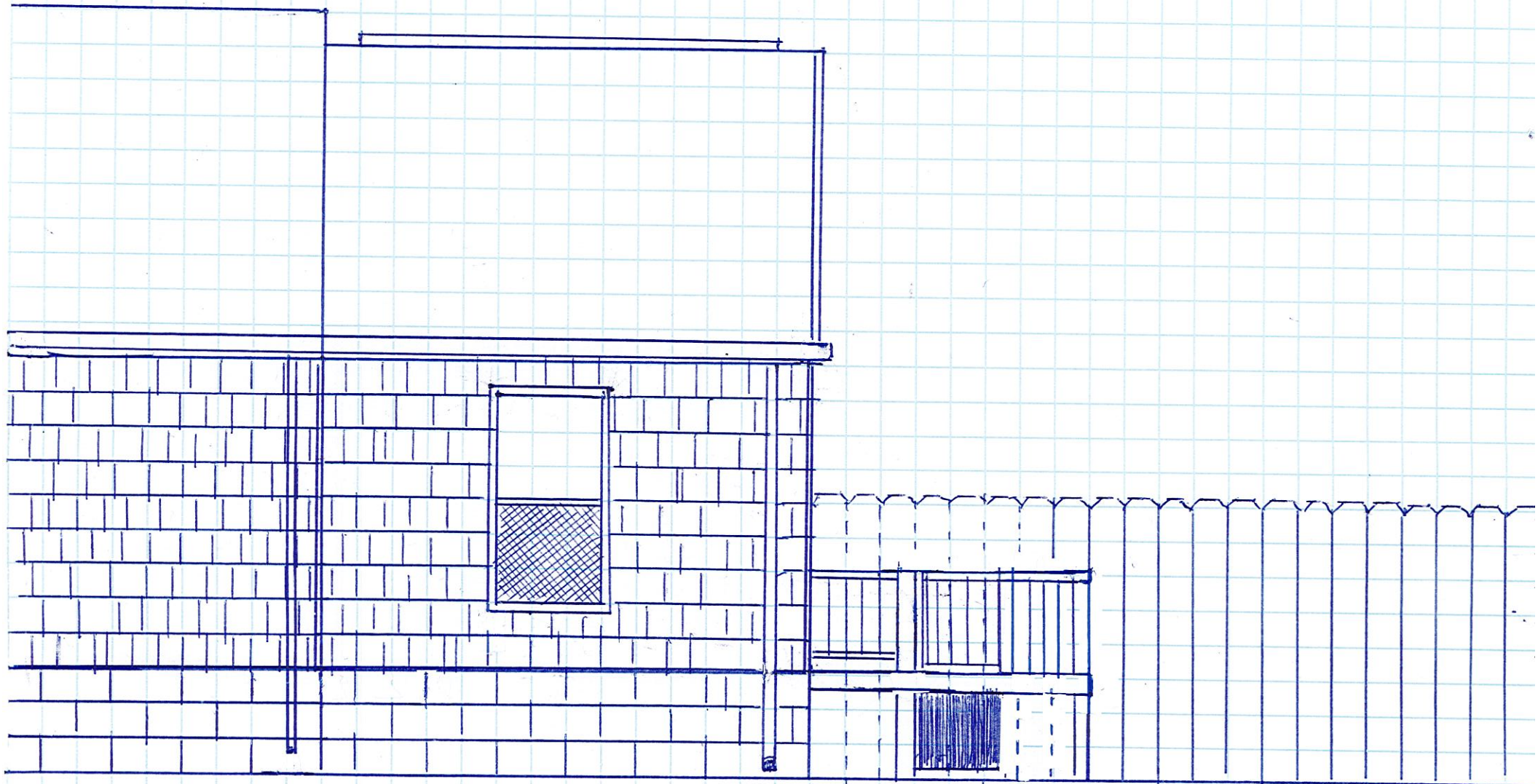
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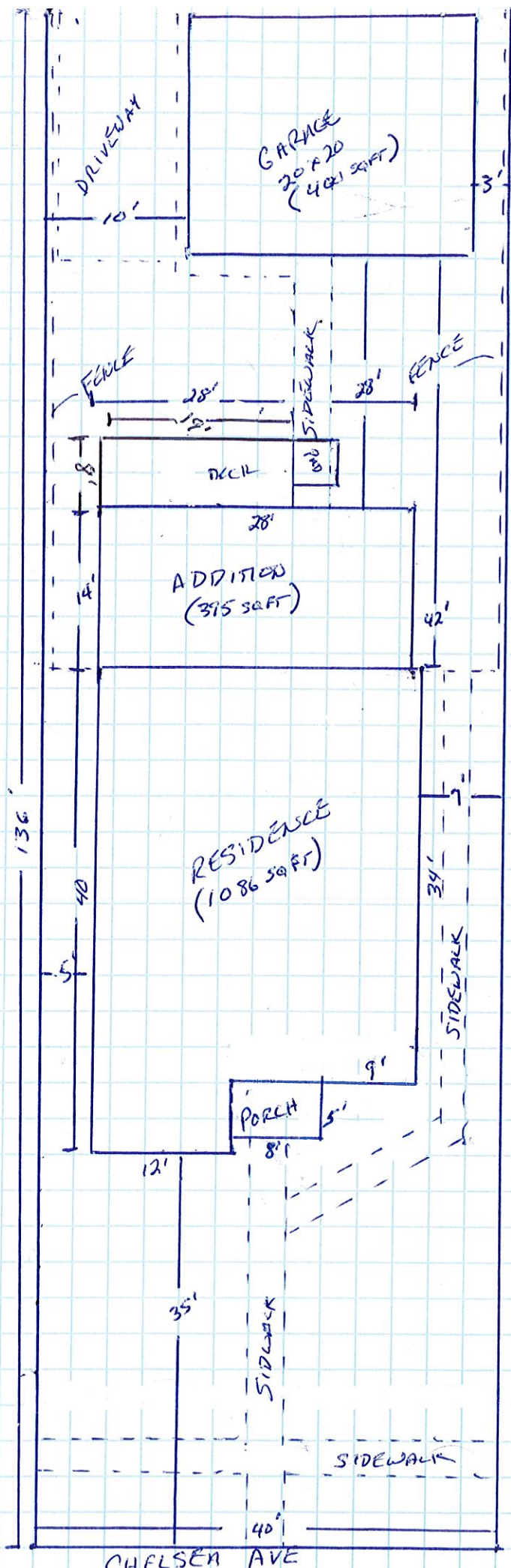


EAST VIEW

WOODS JOB - 834 CHELSEA

SCALE $\frac{1}{4}'' = 1'$





ZONING - R3

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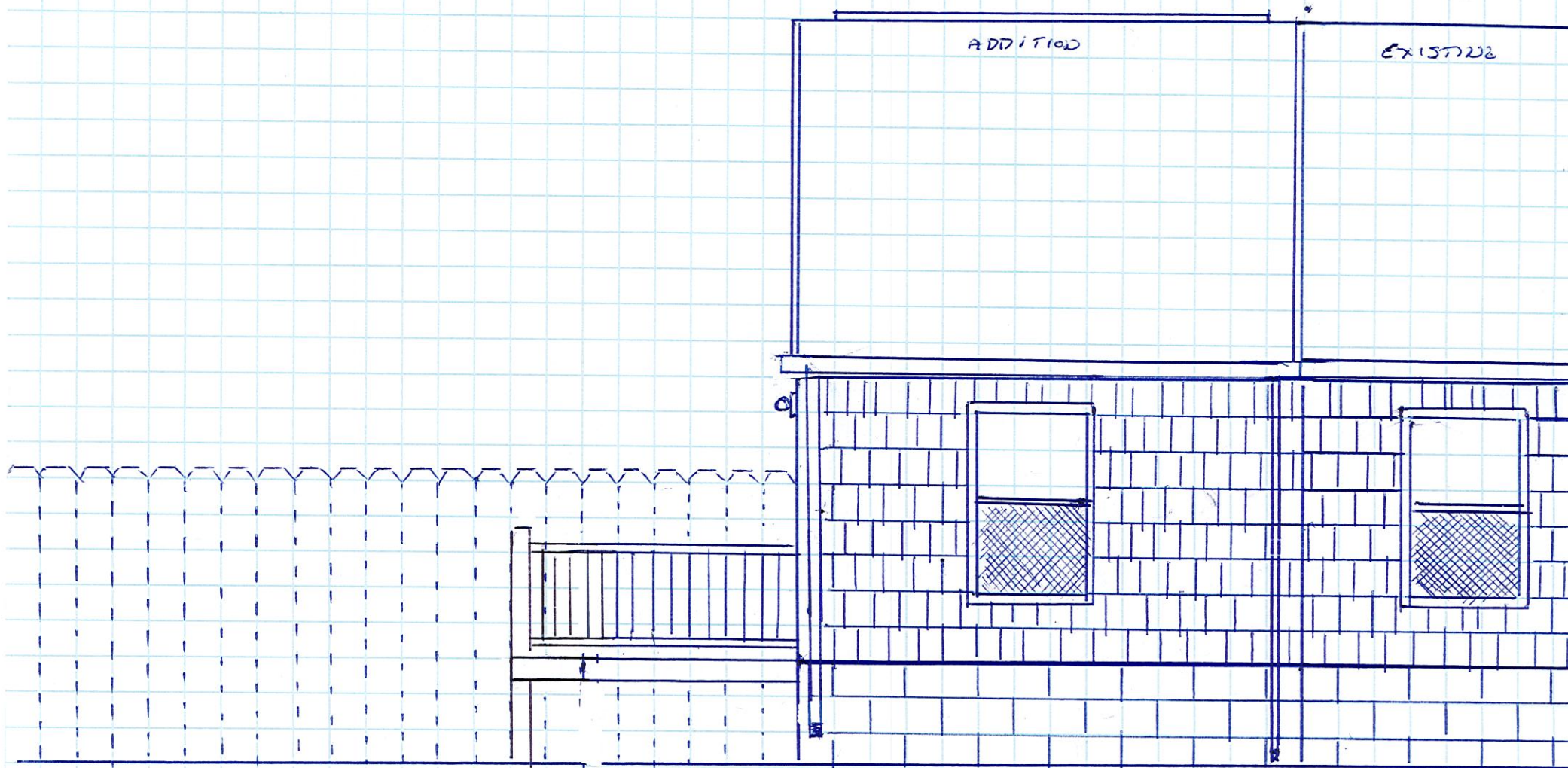
SITE PLAN
834 CHELSEA AVE
BEXLEY, OHIO

SCALE 1/4" = 3'

WEST VIEW

WOODS JOB - 834 CHELSEA

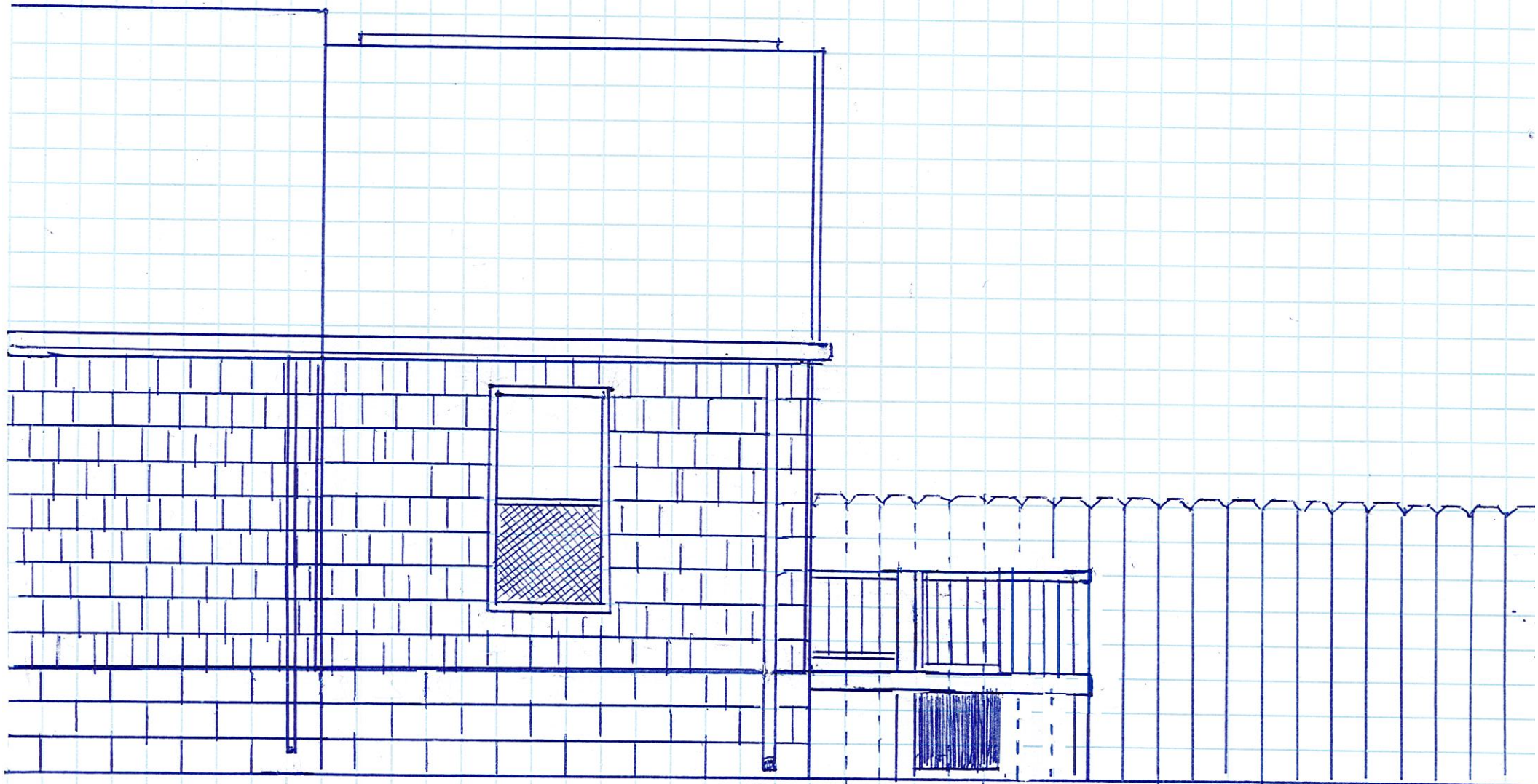
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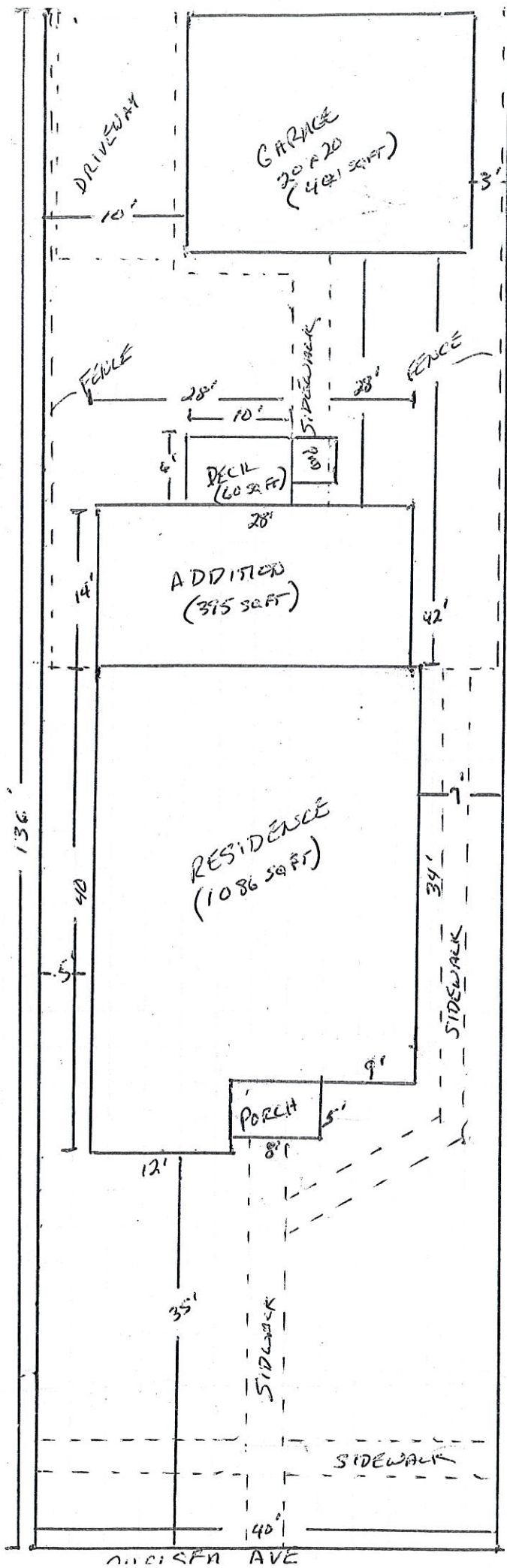


EAST VIEW

WOODS JOB - 834 CHELSEA

SCALE $\frac{1}{4}'' = 1'$





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BEXLEY, OHIO

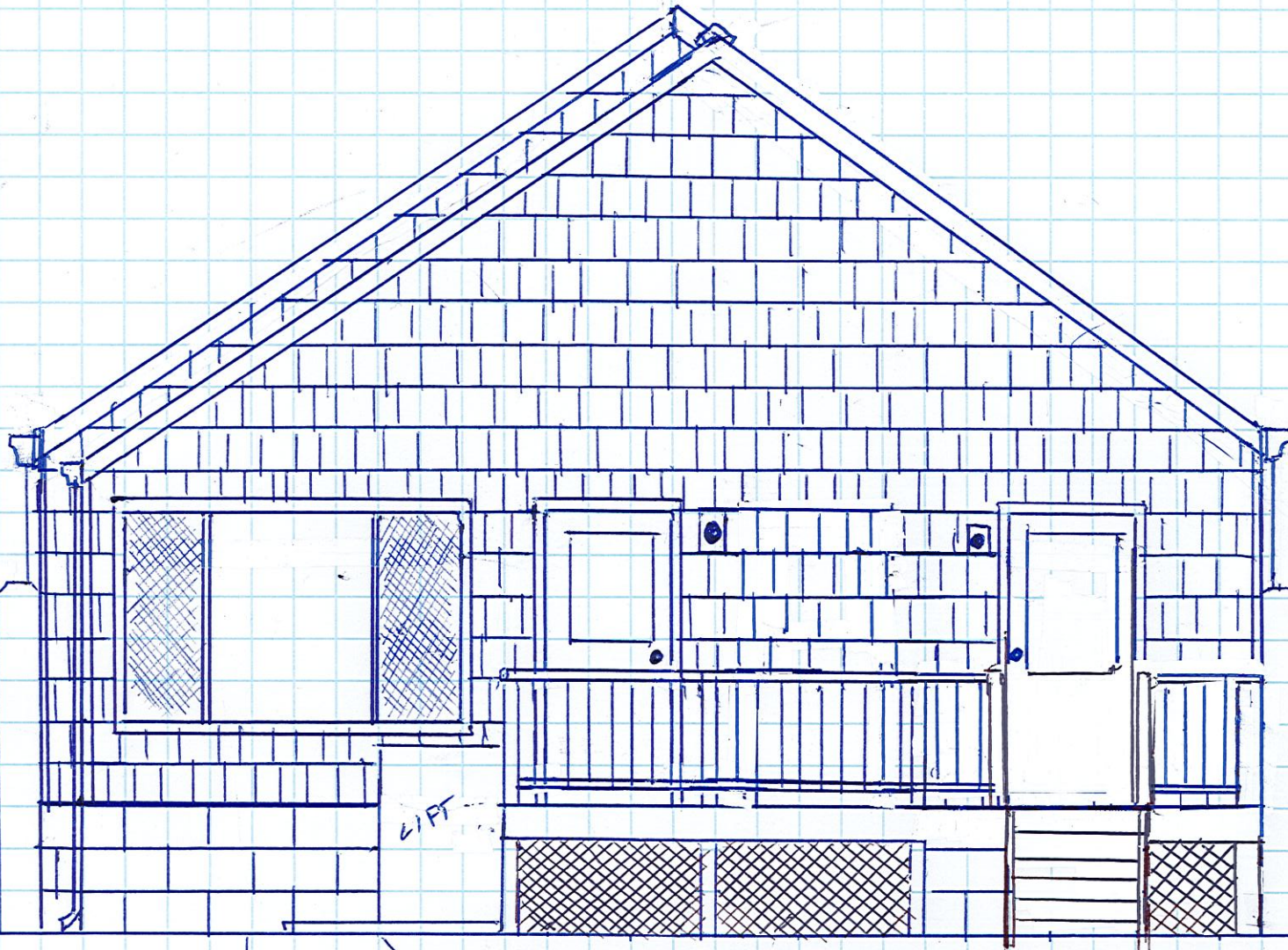
SCALE 1/4" = 3'

NORTH VIEW

WOODS JOB - 834 CHELSEA

SCALE 1/4" = 1'

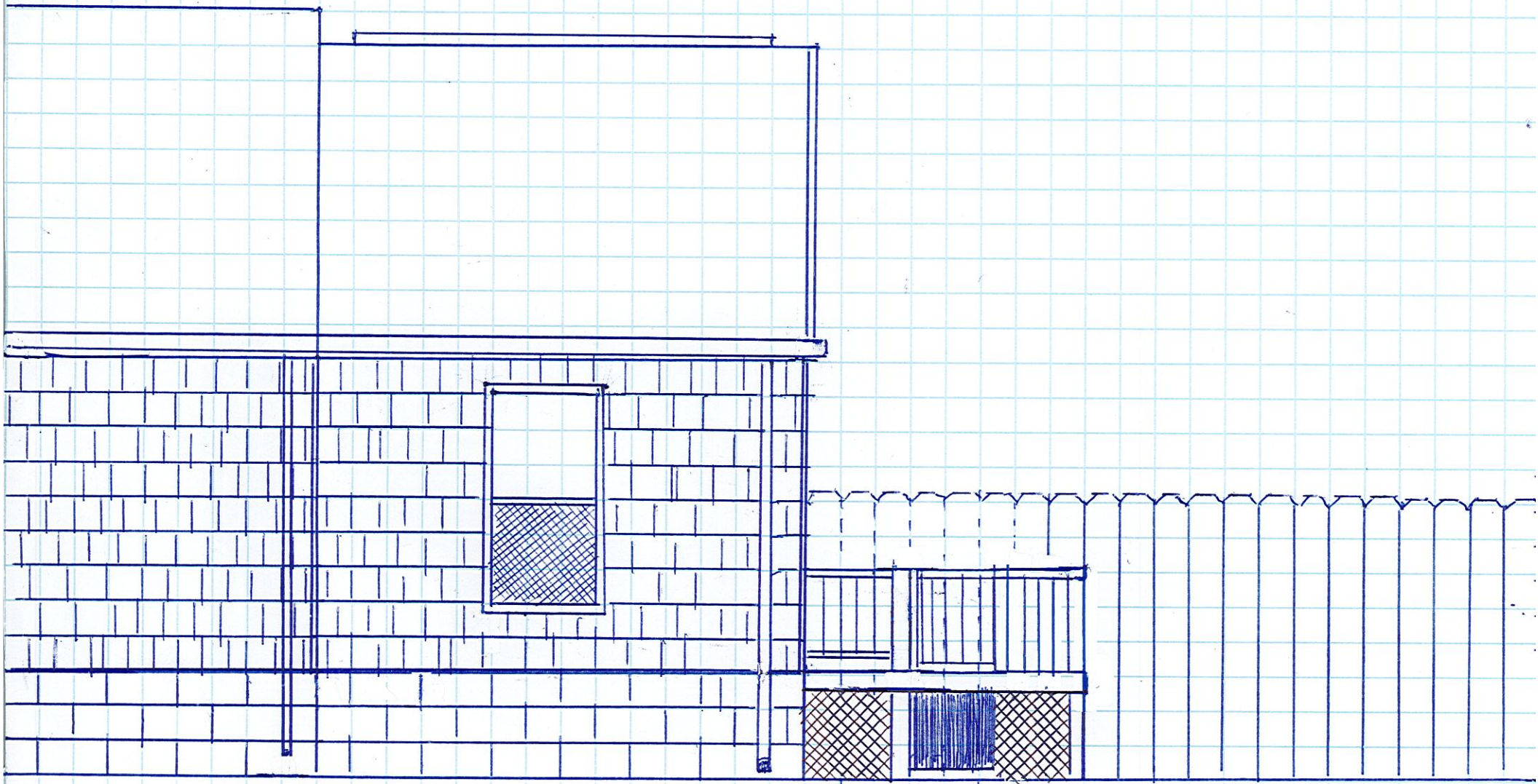
REVISED 1-29-20



EAST VIEW

WOODS JOB - 834 CHELSEA

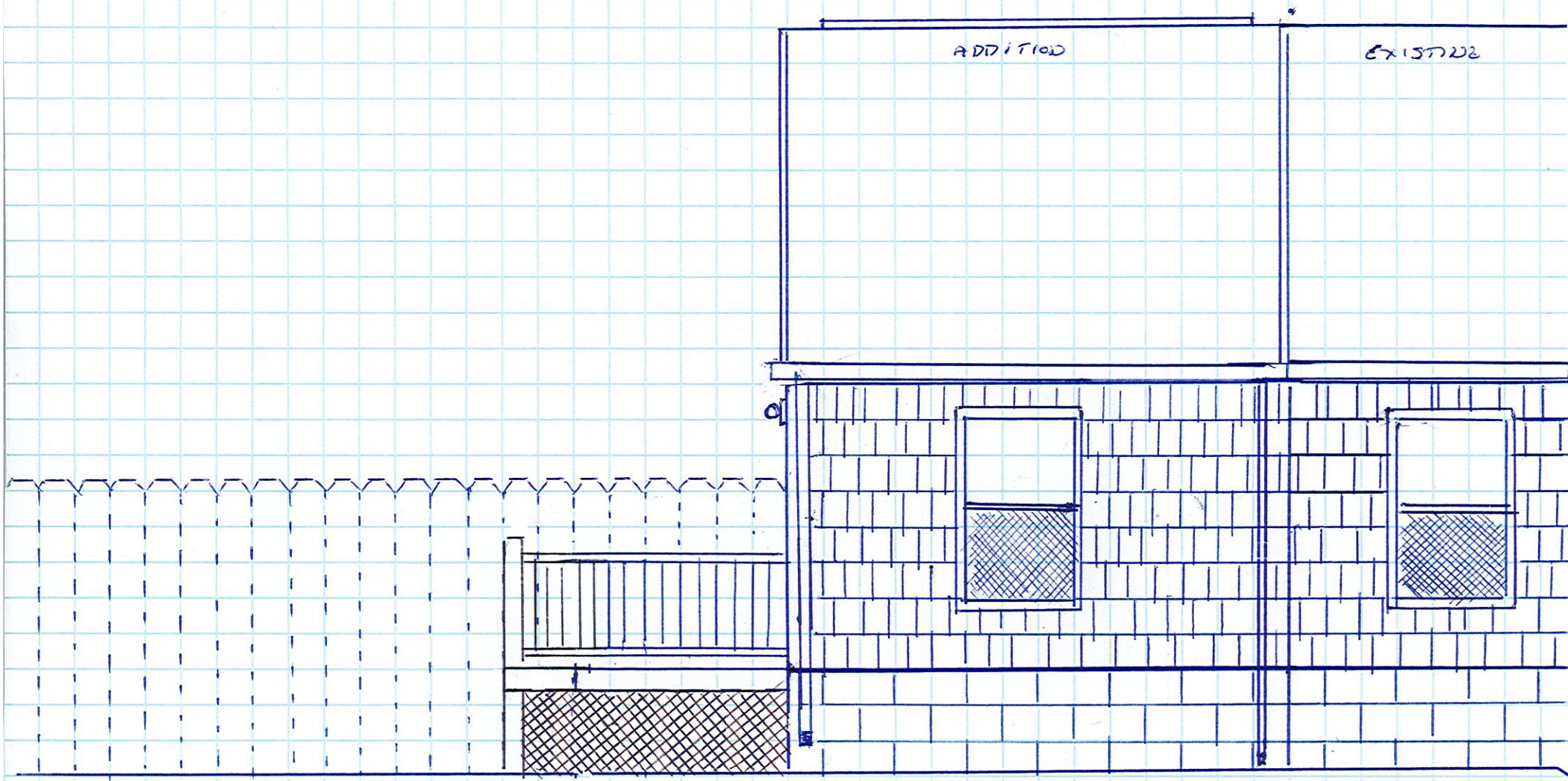
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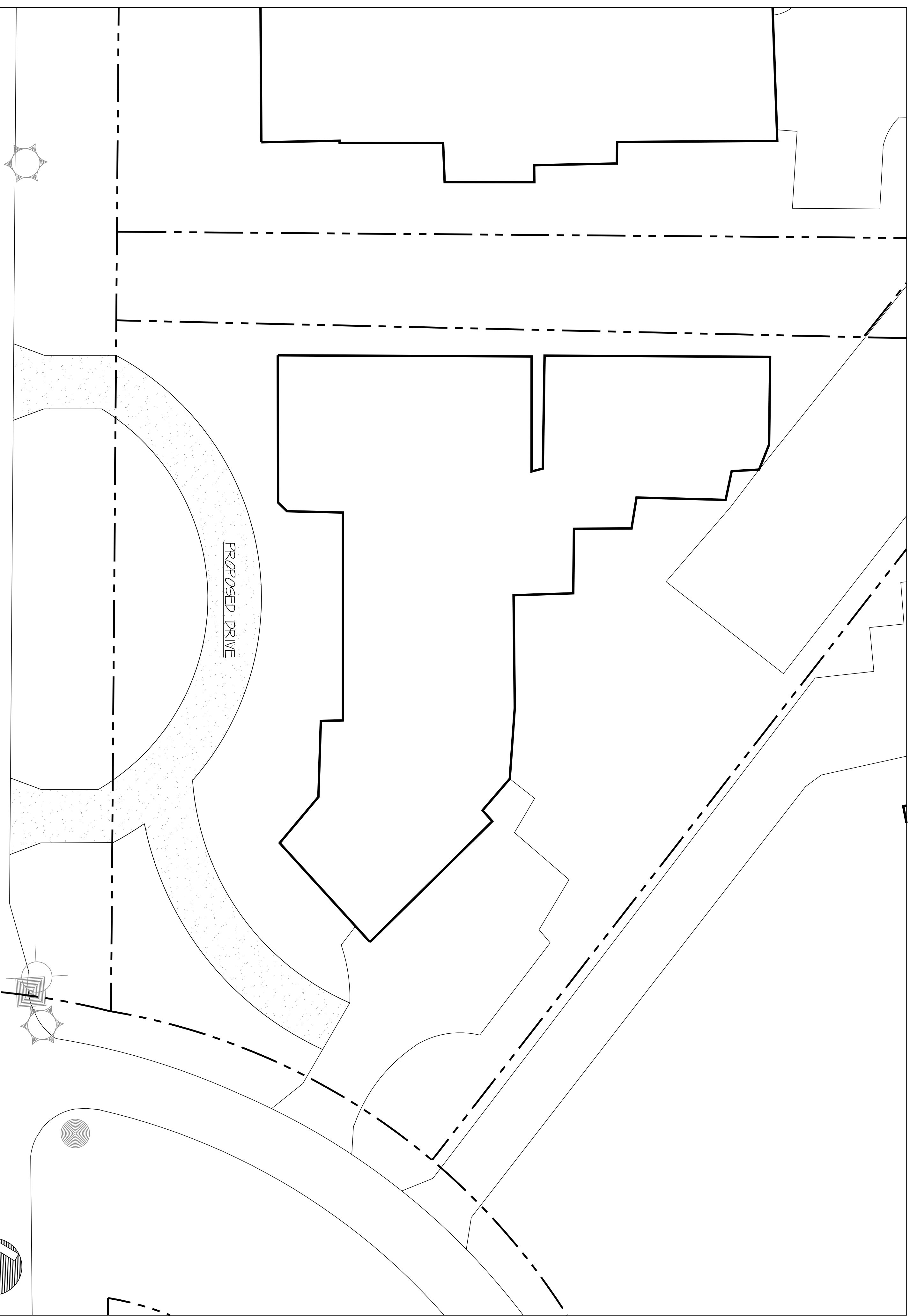


WEST VIEW

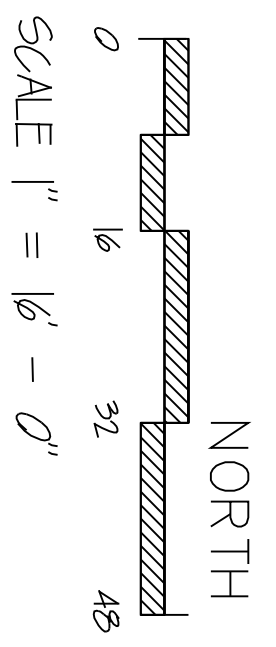
WOODS JOB - 834 CHELSEA

SCALE 1/4" = 1'





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 occurring before, during, or after the
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JOB NO.	DATE: 02.07.2020
SHEET:	

NO.	RESPONSE	BY

FOSTER RESIDENCE
 30 N. DREXEL AVE.
 BEXLEY, OHIO
 SCHEMATIC DRIVE LAYOUT
 M. AUBRY

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